

**Florida Keys Electric, Inc.  
(Raymond Vasquez)**

**Stock Island**

**Amendment to a Minor  
Conditional Use Application**

**File # 26045**

**Additional Information added to File  
# 26045**

Truman Annex  
Building 21 Second Floor  
Key West, Florida

**JERRY COLEMAN, P.L.**  
201 Front Street, Suite 203  
Key West, Florida 33040  
(Admitted Florida and New York)

TEL 305-292-3095  
FAX 305-296-6200  
E-MAIL:  
jerrycolemanpl@bellsouth.net

## FAX COVER SHEET

**TO:** Ms. Nicole Petrick **DATE** June 5, 2006  
**FAX NO.:** (305) 289-2536 **TEL. NO.:**  
**RE:** Florida Keys Electric – Letters of Coordination **Total pages (including cover sheet):** 3

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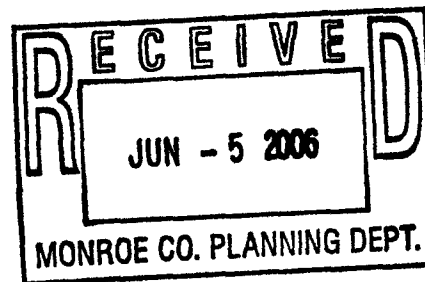
**CONTENTS:**

Nicole,

Attached please find two additional letters of coordination received last week in reference to the amendment to minor conditional use application for Florida Keys Electric.

I also received a letter from Keys Energy Services with an approval stamp on the set of plans filed with the request for letter of coordination.

Please let me know when you have a date that DRC will hear comments. Thanks.





Jeb Bush  
Governor

# Department of Environmental Protection

**South District Marathon Branch**  
**2796 Overseas Highway Suite 221**  
**Marathon, FL 33050**  
**305-289-2310**

Colleen M. Castille  
Secretary

May 31, 2006

Mr. Coleman, Esq.  
201 Front Street, Suite 203  
Key West, FL 33040

Re: Monroe County - ERP  
Florida Keys EMA  
Florida Keys Electric, Inc.

Mr. Coleman:

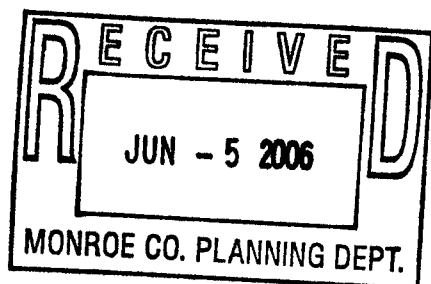
This letter is in response to your request for a letter of coordination dated May 12, 2006, received by the Department May 15, 2006. A review of your submittal indicates that the proposed construction activities may require permits from the South Florida Water Management District (SFWMD).

The Department and the Water Management districts have executed Operating Agreements that divide responsibilities for processing environmental resource permit applications in accordance with the type of activity involved. This division of responsibilities is summarized in Attachment 1 of the "Joint Application for Environmental Resource Permit/Authorization to use Sovereign Submerged State Lands/Federal Dredge and Fill Permit" booklet.

Since your proposal should be processed by the South Florida Water Management District. Enclosed is a Joint Application for Environmental Resource Permit/Authorization to use Sovereign Submerged State Lands/Federal Dredge and Fill Permit booklet. Please submit your application to the following address:

South Florida Management District  
P. O. Box 24680  
West Palm Beach, Florida 33416-4680

If you have any questions regarding the application you may contact Ron Peekstock of the SFWMD at (561) 686-8800. If you have any additional questions you may contact me at the letterhead address or by telephone at (305) 289-2310 or via E-mail at [Bruce.Franck@dep.state.fl.us](mailto:Bruce.Franck@dep.state.fl.us).



J.B/bf

Sincerely,

Bruce Franck  
Environmental Specialist II  
Submerged Lands and  
Environmental Resources Program



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33041-6100  
www.KeysEnergy.com

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UTILITY BOARD OF THE CITY OF KEY WEST

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May 24, 2006

Mr. Jerry C. Rockwell, Esq.  
Mr. Jerry Coleman, P.L.  
201 Front Street Suite 203  
Key West, FL 33040

RE: Florida Keys Electric, Inc.  
Lots 3 & 4, Block 47 of MacDonald's Plat of Stock Island, Maloney Subdivision

Dear Mr. Rockwell:

This is to acknowledge that the above mentioned party has begun a coordination process with Keys Energy Services (Keys).

KEYS' Engineering Section requests that they be provided with a **full set of plans and a Project Review Form** (separate form for each new meter) for the referenced project.

These *plans* are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the *full set of plans and the Project Review Form* to one of our Customer Accounts Representatives.

Should you have any questions, please contact me at 295-1080.

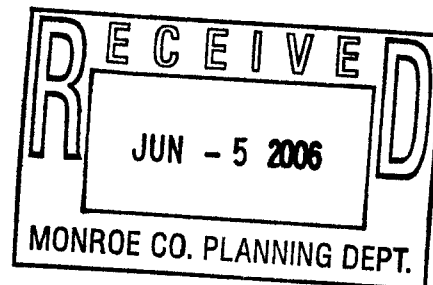
Sincerely,

Armando Mira  
Customer Accounts Representative

AM/ch

Enclosures

C:  
M. Alfonso, Supervisor of Engineering  
File: CUS-200



**End of Additional Information**  
**File # 26045**



7/11  
7/25

# MONROE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR DEVELOPMENT APPROVAL

Application Fee: Major Conditional Use \$6,020.00 Minor Conditional Use \$4,570.00

\$5402.00

Please note: These fees also apply to any Amendments to a Conditional Use

\$50.00 Fire Marshal Fee

735 \$245.00 for each newspaper advertisement x 3

27 \$3.00 for each property owner noticed

\$20.00 technology fee for records conversion, storage, and retrieval

ALL APPLICATIONS MUST BE **DEEMED COMPLETE AND IN COMPLIANCE** WITH THE MONROE COUNTY CODE BY THE PLANNING STAFF **PRIOR** TO THE ITEM BEING SCHEDULED (SEE PAGE FOUR.)

1) Applicant Name: Florida Keys Electric, Inc. (Raymond Vasquez)

Mailing Address: 5730 2nd Avenue #1, KW, FL 33040

Phone Number: (Home) 292-2328 (Work) 797-1794 (Fax) 293-1329

2) Agent Name/Title: John C. Rockwell, Esq. / Jerry Coleman, P.L.

Mailing Address: 201 Front St #203 KW, FL 33040

Phone Number: (Home) (305) 984-2981 (Work) 292-3095 (Fax) 296-6200

3) Property Owner(s): Florida Keys Electric, Inc.

Mailing Address: 5730 2nd Avenue #1 Key West FL 33040

Phone Number: (Home) 292 2328 (Work) 797-1794 (Fax) 293-1329

4) Legal Description of Property:

Street Address: 5730 2nd Avenue

Lot: 3+4 Block: 47 Subdivision: Stock Island Maloney

If in metes and bounds, attach legal description on separate sheet.

Key: Stock Island MM: 5

Real Estate (RE) Number(s): 00126290 - 000000

- 5) Land Use District(s): MU - mixed use
- 6) Present use of the property: Commercial / residential
- 7) Proposed use of the property: 100% commercial (remove two residential dwelling units and convert to commercial floor area per alternative Cd) in attached LOI date 11/05
- 8) Gross floor area in square feet (Non-residential uses): 12,500
- 9) Number of residential units to be built: 0
- 10) Number of affordable or employee housing units to be built: 0
- 11) Number of hotel-motel, recreational vehicle, institutional residential or campground units to be built per type: 0
- 12) Has an application been submitted for this site within the past two years? Not to my knowledge
- 13) If yes, name of the applicant and date of application: \_\_\_\_\_

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature]  
Signature of Applicant or Agent

5-25-06

Date

Sworn before me this 25<sup>th</sup> day of May, 20 06 A.D.



[Signature]  
Notary Public  
My Commission Expires

#### ATTACHMENT A

The following is a list of required documents for conditional use approval. To determine whether



an item is appropriate to a particular application, please contact the Planner and Biologist reviewing your application.

- X PROOF OF OWNERSHIP: deed, lease or pending sale contract.
- X LOCATION MAP showing where the project is located on the Key. This enables people to easily find the project
- X PHOTOGRAPHS of site from the main adjacent road. A recent aerial photograph with property boundaries delineated may be substituted.
- X SEALED AND SIGNED SURVEY by a Florida registered surveyor. The survey should include elevations and location of all existing structures, paved areas, location of all utility structures, bodies of water, docks, piers, mean high water line, acreage by Land Use District and acreage by habitat.
- N/A VEGETATION SURVEY or Habitat Evaluation Index, if applicable, prepared by a biologist qualified by the Monroe County Environmental Resources Department.
- N/A ENVIRONMENTAL DESIGNATION SURVEY and COMMUNITY IMPACT STATEMENT (Major Conditional Uses only).
- X SITE PLAN prepared by a Florida registered architect, engineer or landscaped architect at a standard engineering scale as appropriate for the size and shape of the project  
**INCLUDING BUT NOT LIMITED TO:**
- \_\_\_ Property lines and mean high-water shoreline and outside dimensions of the entire parcel;
  - \_\_\_ All areas and dimensions of existing and proposed structures;
  - \_\_\_ Adjacent roadways and uses of adjacent property;
  - \_\_\_ Setbacks as required by the Land Development Regulations;
  - \_\_\_ Parking (including handicap parking) and loading zone locations and dimensions;
  - \_\_\_ Calculations for open space ratios, floor area ratios, density and parking;
  - \_\_\_ Outdoor lighting location, type, power and height;
  - \_\_\_ Extent and area of wetlands, open space areas and landscape areas;
  - \_\_\_ Location of solid waste separation, storage and removal;
  - \_\_\_ Type of ground cover such as asphalt, grass, pea rock;
  - \_\_\_ Sewage treatment facilities;
  - \_\_\_ Existing and proposed fire hydrants or fire wells;
  - \_\_\_ Location of bike racks (if required);
  - \_\_\_ Flood zones pursuant to the Flood Insurance Rate Map (FIRM);
  - \_\_\_ Adjacent Land Use Districts.
- X FLOOR PLANS at an appropriate standard architectural scale including handicap accessibility features;
- X LANDSCAPE PLANS at the same scale as the site plan. May be on a separate plan or shown on the site plan. **INCLUDING BUT NOT LIMITED TO:**
- \_\_\_ Building footprints, driveways, parking areas and other structures;
  - \_\_\_ Open space preservation areas;
  - \_\_\_ Size and type of buffer yards including the species, size and number of plants;
  - \_\_\_ Parking lot landscaping including the species, size and number of plants;
  - \_\_\_ Existing natural features;
  - \_\_\_ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;

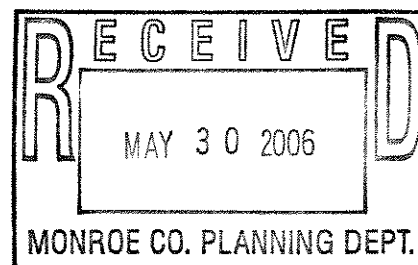
- Transplantation plan (if required).
- ☒ CONCEPTUAL DRAINAGE PLAN with drainage calculations prepared by a registered engineer at the same scale as the site plan: The plan must show existing and proposed topography, all drainage structures, retention areas and drainage swales, and existing and proposed permeable and impermeable areas.
- ☒ ELEVATION DRAWINGS of all proposed structures with the elevations of the following features referenced to NGVD: Existing grade, finished grade, finished floor elevations (lowest supporting beam for V-zone development), roofline and highest point of the structure.
- ☒ TRAFFIC STUDY prepared by a licensed traffic engineer.
- ☒ CONSTRUCTION MANAGEMENT PLAN (State how impacts on nearshore water and surrounding property will be managed - i.e. construction barrier, hay bales, flagging, etc.).
- ☒ CONSTRUCTION PHASING PLAN.
- ☒ TYPED NAME AND ADDRESS MAILING LABELS of property owners within a 300 feet radius of the subject property. This list should be compiled from the current tax rolls located in the Property Appraiser's Office. Also, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the three hundred (300) feet, each unit owner must be included.

**All Applications require sixteen (16) copies of all blueprints.**

LETTERS OF COORDINATION MAY BE REQUIRED FOR YOUR PROJECT. The applicant must check with the Planning Department to identify other agencies expected to review the project. If the supporting data such as blueprints or surveys are larger than 8 1/2 x 14 inches, the applicant shall submit sixteen (16) copies of each.

These may include:

- ☒ Florida Keys Aqueduct Authority (FKAA)
- ☒ Florida Department of Health and Rehabilitative Services (HRS)
- ☒ Florida Keys Electric Cooperative (FKEC) / City Electric System (CES)
- ☒ Monroe County Fire Marshall
- ☒ South Florida Water Management District (SFWMD)
- ☒ Florida Department of Environmental Protection (FDEP)
- ☐ Florida Department of State, Division of Historic Resources
- ☐ Florida Game and Freshwater Fish Commission (FGFFC)
- ☒ U.S. Army Corps of Engineers (ACOE)
- ☒ U.S. Fish and Wildlife Service (USFW)
- ☐ Monroe County Recycling Department
- ☒ Florida Department of Transportation (FDOT)





GENERAL ACCOUNT  
5730 2nd AVE. • KEY WEST, FLORIDA 33040  
PHONE 305•296•4028 FAX 305•296•9283

FIRST STATE BANK  
OF THE FLORIDA KEYS

63-43/670

5/26/2006


PAY  
TO THE  
ORDER OF

Monroe County

\$ \*\*5,402.00

Five Thousand Four Hundred Two and 00/100\*\*\*\*\* DOLLARS

Monroe County

  
AUTHORIZED SIGNATURE

MEMO Amendment of minor use fee

⑈012799⑈ ⑆067000438⑆ 0500011568⑈

FLORIDA KEYS ELECTRIC, INC.  
Monroe County

application fee

5/26/2006

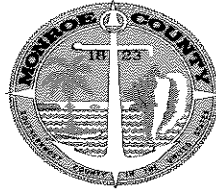
5,402.00

1109-O - Cash in FSB Amendment of minor use fee

5,402.00

**PLANNING DEPARTMENT**

2798 Overseas Highway  
Suite 400  
Marathon, Florida 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



**BOARD OF COUNTY COMMISSIONERS**

Mayor, Charles McCoy, District 3  
Mayor Pro Team, Murray E. Nelson, District 5  
Comm. George Neugent, District 2  
Comm. David P. Rice, District 4  
Comm. Dixie M. Spehar, District 1

November 30, 2005

Jerry Coleman, P.L.  
201 Front Street, Suite 203  
Key West, FL 33040

**SUBJECT: PRE-APPLICATION CONFERENCE LETTER OF  
UNDERSTANDING FOR PROPERTY OWNED BY RAYMOND  
VASQUEZ, REAL ESTATE NO.: 00126290-000000**

Dear Mr. Coleman:

Pursuant to Section 9.5-43 of the Monroe County Code, this document shall constitute a Letter of Understanding. On October 18, 2005 a pre-application conference regarding the subject property was held in the Monroe County Planning Department in Marathon.

Attendees at the meeting included; Raymond Vasquez (the applicant); Jerry Coleman (attorney and agent for the applicant); and Andrew Trivette (Senior Biologist), Clarence Feagin (Senior Planner), and Heather Beckman (Senior Planner), hereafter collectively referred to as "Staff" for the Planning Department).

**Materials presented prior to the meeting included:**

- a.) Boundary survey by Robert E. Reece, PA. dated July 07, 2000, signed but not sealed, for Lots 3 and 4, Block 47 of MCDONALDS PLAT of Stock Island according to the Plat thereof, as recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida: Real Estate No. 00126290-000000, and
- b.) Monroe County Property Record Card for Parcel No. 00126290-000000, and
- c.) A site plan (Sheet A-1) with project information, signed on January 29, 2004, but not sealed by a registered architect or engineer, and
- d.) Floor plan (Sheet A-2), not signed or sealed, dated November 14, 2002, and
- e.) Elevation drawings (sheets A-3 and A-4), not signed or sealed, dated November 14, 2002, and

Raymond Vasquez, LOU

f.) Section drawing (Sheet A-5), not signed or sealed, dated November 14, 2002, and

g.) Fax from Peter Pike (Architect) dated January 01, 2005 to Raymond Vasquez (Applicant) with density and floor area calculations.

**At the pre-application conference the following items were discussed:**

- 1.) The applicant requested technical assistance on understanding what effect the addition of unlawfully established commercial floor area would have on two residential units located on the property with existing office space. The applicant claims the residential units have been in existence since the early 1980s, and requested that these units be considered grandfathered and made legal.

However, the pre-1986 Land Development Regulations indicate the applicant's property is in the BU-3 Land Use District, which prohibits residential uses. Therefore, the residential units could not have been lawfully established in the early eighties and are in violation of the Monroe County Code. This will need to be brought into compliance before additional development on the subject property can be permitted.

- 2.) The applicant has been cited by Monroe County Code Enforcement for violations of the Monroe County Code for having six hundred (630) square feet of unlawfully established commercial floor area on the property without a non-residential rate-of-growth ordinance (NROGO) allocation.

To resolve the violations concerning the unlawfully established commercial floor area and market-rate dwelling units, the applicant requested technical assistance for exploring development alternatives that would bring the applicant's property into compliance with the current Monroe County Code.

- 3.) The applicant was informed that there were several development alternatives he could pursue, in order to develop his property to its highest and best economic use, achieve the maximum public benefit possible, and bring the property into compliance with the Monroe County Code, in order to resolve code violations. The choice of one of the development alternatives presented below will be made freely by the applicant.

- 4.) The various development alternatives discussed at the pre-application conference included:

- a.) Apply for an after-the-fact NROGO allocation for the six hundred square feet addition of unlawful floor area on the ground floor, and remove the two (2) unlawful residential units on the second floor and use the floor area for offices, or

- b.) Place a covenant on the title of land to restrict the two residential units on the second floor as affordable or employee housing, and apply for an after-the-fact NROGO allocation for the six hundred square feet of unlawful floor area on the ground floor, or

c.) Transfer development rights (TDRs) for two market rate dwelling units from eligible sender sites and replace the two unlawful residential units with two lawfully established market rate units, and obtain an after-the-fact NROGO allocation for the 630 square feet addition on the first floor, or

d.) Develop the subject property with the maximum extent of commercial floor area possible, with an after-the-fact NROGO allocation for 630 square feet addition of unlawful floor area on the first floor, remove the dwelling units from the second floor, and obtain an NROGO allocation for additional new floor area.

- 5.) The applicant's property is in the Mixed Use (MU) Land Use District, and the land use density and intensity requirements of Section 9.5-262 of the LDRs apply to the development alternatives in item five (5) above. The required number off-street parking spaces are: 3.0 spaces per 1,000 square feet of gross floor area for office uses and 1.5 spaces per dwelling unit (Section 9.5-351 of the LDRs).

**Sec. 9.5-262. Maximum residential density, floor area, and district open space**

<b>LAND USE DISTRICT</b>	<b>Allocated density: dwelling unit / acre</b>	<b>Maximum net density: dwelling units / buildable acre</b>	<b>Open space ratio</b>	<b>Floor to Area Ratio</b>
<i>Mixed Use</i>				
Market Rate Units	1.0	12.0 (with TDRs)	20%	40%
Affordable housing Units		18.0	20%	40%
Employee housing Units		18.0	20%	40%

Based on the density and intensity limitations, and parking requirements of Sections 9.5-262 and 9.5-351 of the LDRs, the development alternatives for item 4., b.), c.), and d.) are:

Alternative b.) Place a covenant on the title of land to restrict the two residential units on the second floor as affordable or employee housing, and apply for an after-the-fact NROGO allocation for the 630 square feet of unlawful floor area on the ground floor. If the applicant chooses this alternative, tenants of the affordable units will have ensurance that the units will continue to be available for occupants with an earned income that meets the eligibility criteria for employee or affordable housing pursuant to the Monroe County Code. If the applicant chooses alternatives c. or d., the two units on the second floor will be eliminated, thereby removing the potential for affordable or employee housing on the subject property. Monroe County would prefer to see the units remain affordable. Nevertheless, the choice to remove and not ensure the retention of residential units that could serve as affordable housing will be made solely by the applicant. Nevertheless, if the applicant chooses the alternative of retaining the units as affordable, then the land use plan would be as follows:

<u>Land Use</u>	<u>Formulation</u>	<u>Floor Area/Units</u>	<u>#Parking Spaces</u>	<u>%Intensity Used</u>
<i>Office existing</i>	32 x 42	1,344 sf (first floor)	4.03	27%,
<i>Office unlawful addition</i>	15 x 42	630 sf (first floor)	1.89	13%
<i>Affordable Units (new)</i>	{ 18 x [0.29acx (1- .20)] } x .60	<u>2 units possible</u> (second floor)	<u>3.0</u>	<u>60%.</u>
<u>Totals</u>		1,974 sq ft office and 2 affordable units	9.0 spaces	100%

Alternative c.) Transfer of development rights (TDRs) for two market rate dwelling units from eligible sender sites and replace the two unlawful residential units with two lawfully established market rate units, and obtain an after-the-fact NROGO allocation for the approximately 630 square feet addition on the first floor:

<u>Land Use</u>	<u>Formulation</u>	<u>Floor Area/Units</u>	<u>#Parking Spaces</u>	<u>%Intensity Used</u>
<i>Office existing</i>	32 x 42	1,344 sf (first floor)	4.03	27%,
<i>Office Unlawful addition</i>	15 x 42	630 sf (first floor)	1.89	13%
<i>Market Rate Units (with TDRs)</i>	(0.29ac x 12) x 60%	<u>2 units possible</u> (second floor)	<u>3.0</u>	<u>60%.</u>
<u>Totals</u>		1,974 sq ft office and 2 market units	9.0 spaces	100%

Alternative d.) Develop the subject property with the maximum extent of commercial floor area possible, with an after-the-fact NROGO allocation for the 630 square feet addition of unlawful floor area, remove the two dwelling units from the second floor, and obtain an NROGO allocation for new floor area:

<u>Land Use</u>	<u>Formulation</u>	<u>Floor Area</u>	<u>#Parking Spaces</u>	<u>%Intensity Used</u>
Office existing	32 x 42	1,344 sf (first floor)	4.03	27%,
Office existing	32 x 42	1,344 sf (second floor)	4.03	27%
Office unlawful addition	15 x 42	630 sf (first floor ; after-the-fact NROGO)	1.89	13%
Office new	5,000 – (2,688 + 630)	<u>1,682 sf</u> NROGO floor area	<u>5.05</u>	<u>33%</u>
	<u>Totals</u>	5,000 sq ft office	15 spaces	100%

9.) The applicant's property is in Noise Zone 2 of the updated Air Installation Compatible Use Zone (AICUZ) of Naval Air Station Key West. The AICUZ is an adopted Overlay Land Use District of the Land Development Regulations. Residential development is generally incompatible in Noise Zone 2, but can be made more compatible by incorporating noise reduction and attenuation methods and materials into the construction process. Office and service oriented land use activities are generally compatible, but may require some noise attenuation into the design and construction of structures.

10.) The property is in the AE (8) Flood Zone. All structures will be built to standards that meet or exceed those of the Monroe County Code for flood protection ( Division 6, Sections 9.5-315 through Section 9.5-319).

11.) This project will not be required to provide any buffer areas

12.) Any application for development must be accompanied by a storm water management plan detailing retention per Monroe County code on site. This plan will be under review with the application and must be approved by either the County Engineer or Biologist.

13.) This LOU details several development possibilities several including a requirement for over six (6) total parking spaces. This will necessitate that any application for development approval include a landscape plan which details parking lot landscaping of class "C". If alternative B or C is followed as described above a total of nine (9) parking spaces will be required and will thus require a total planting area of 172 square feet containing one (1) canopy tree and two (2) shrubs. Should the applicant follow alternative D a total of 15 spaces will be required and will thus require a total planting area of 257 square feet containing one (1) canopy tree and three (3) shrubs.



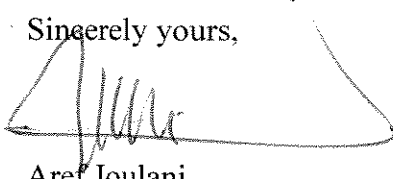
14.) The above mentioned landscape plan shall also include 1 canopy street tree for every 100 feet of road frontage.

If this property is subject to a conditional use approval, the Planning Commission is empowered under Section 9.5-63 to modify or deny any application based on their review of the appropriateness of the proposed development within the context of surrounding properties and compliance with the LDRs and 2010 Comprehensive Plan. In Section 9.5-65 the Planning Commission and the Planning Director are required to consider all aspects of the development, impacts on the community and consistency with the goals, objectives and standards of the plan and LDRs before granting conditional use approval, approval with conditions or denial of a project. Therefore, the intensities, densities and possibilities for setback waivers detailed in this LOU are subject to the Planning Commission and/or the Planning Director conditional use review and approval.

Pursuant to Section 9.5-43 of the Monroe County Land Development Regulations (LDRs), you are entitled to rely upon the representations set forth in this letter of understanding as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations, if the Plan or LDRs are amended the property and/or project will be required to be consistent with all goals, objectives and standards at the time of development approval. The Planning Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the October 18, 2005 meeting, and consequently reserves the right for additional department comment. The information provided in this letter may be relied upon, with the previous disclaimers, for a period of three years. The Planning Director upon the request of the landowner may review and reaffirm the representations set forth in this letter for an additional period of time.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Sincerely yours,



Aref Joulani,  
Senior Administrator of Development Review & Design

cc: Raymond Vasquez, applicant  
Ervin Higgs, Property Appraiser  
Timothy J. McGary, AICP, Director of Growth Management  
Elizabeth LaFleur, Director, Lower Keys Island Planning Team  
Dr. Clarence Feagin, AICP, Sr. Planner  
Andrew Trivette, Sr. Biologist  
Ralph Goulby, Sr. Administrator of Environmental Resources  
Ronda Norman, Director of Code Enforcement

## MONROE COUNTY PROPERTY APPRAISER

## PROPERTY INFORMATION FOR:

Alternate Key: 1160482  
RE Number: 00126290-000000

## Property Details

OWNER OF RECORD

FLORIDA KEYS ELECTRIC INC  
5730 2ND AVE #1  
KEY WEST FL 33040

PHYSICAL LOCATION

5730 SECOND AVE STOCK ISLAND KEY

LEGAL DESCRIPTION

STOCK ISLAND MALONEY SUBDIVISION PB1-55  
STOCK ISLAND LOTS 3 & 4 BLK 47 Z-20 OR703-604  
OR758-1655/1656 OR784-925 OR846-444C OR848-1524  
PROB #84-185-CP-12 OR920-766 OR1021-425(CAW) O

SECTION, TOWNSHIP, RANGE

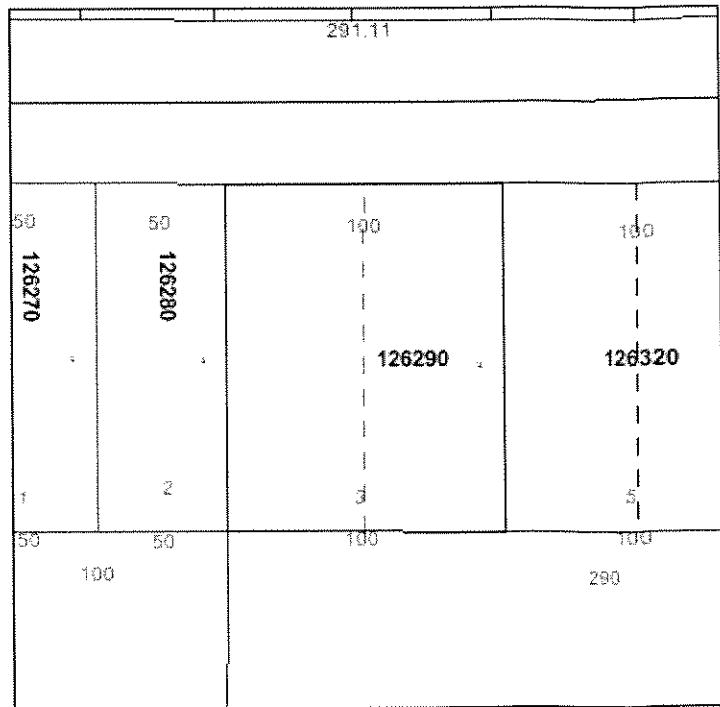
35 - 67 - 25

MILLAGE GROUP

110A

PC CODE

49 - OPEN STORAGE (PC/LIST)

PROPERTY MAP

## Building Details

NUMBER OF BUILDINGS

1

TOTAL LIVING AREA

3239

NUMBER OF COMMERCIAL BUILDINGS

1

YEAR BUILT

1981

## Land Details

LAND USE CODE

100D - COMMERCIAL DRY

100D - COMMERCIAL DRY

LAND AREA

6250 SF

6250 SF

## Parcel Value History

<u>TAX ROLL YEAR</u>	<u>BUILDING</u>	<u>MISCELLANEOUS IMPROVEMENTS</u>	<u>LAND</u>	<u>JUST</u>	<u>EXEMPTIONS (NOT INCLUDING SENIORS)</u>	<u>TAXABLE</u>
2005	264,546	29,892	150,000	444,438	0	444,438
2004	264,536	31,098	150,000	445,634	0	445,634
2003	264,536	32,248	87,500	384,284	0	384,284

## Parcel Sales History

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

<u>SALE DATE</u>	<u>OFFICIAL RECORDS BOOK/PAGE</u>	<u>PRICE</u>	<u>INSTRUMENT</u>
07/2000	1646/2120	300,000	WD
02/1997	1448/0822	525,000	WD

01/1995	1338/1322	215,000	WD
05/1988	1051/2150	1	WD
07/1987	1021/426	1	WD
05/1984	920/766	250,000	WD

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1192674  
BK#1646 PG#2120

This Instrument Prepared by and Return to:

RCD Aug 04 2000 12:16PM  
DANNY L KOLHAGE, CLERK

INDEPENDENT ABSTRACT AND TITLE COMPANY  
600 WHITEHEAD STREET, 2ND FLOOR  
KEY WEST, FLORIDA 33040

DEED DOC STAMPS 2100.00  
08/04/2000 PO DEP CLK

Property Appraisers Parcel Identification (Folio) Numbers:  
00126290-000000-356725

Grantee SS #: 650053891 and 265-99-0756 / 590-38-9782

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 31st day of July, A.D. 2000 by ROADONE INC., f/k/a, and MILLER INDUSTRIES TOWING SERVICES INC, d/b/a KEY WEST TOWING herein called the grantors, whose post office address is 7704 BASSWOOD DR., CHATTANOOGA, TN 37416, to FLORIDA KEYS ELECTRIC, INC. whose post office address is 23 DRIFTWOOD DR., KEY WEST, FLORIDA 33040, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz:

**LOTS 3 & 4, BLOCK 47 of McDONALD'S PLAT OF STOCK ISLAND, and known as MALONEY SUBDIVISION, according to the Plat thereof as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

ROADONE INC., f/k/a, and MILLER INDUSTRIES TOWING SERVICES INC, d/b/a KEY WEST TOWING

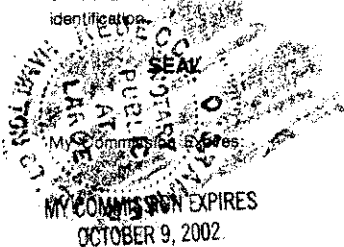
By: John Maynard  
JOHN MAYNARD, Vice President

Nadine L Hancock  
Signature  
Nadine L Hancock  
Printed Signature  
Steve W Gonser  
Signature  
STEVE W GONSER  
Printed Signature

STATE OF TENNESSEE  
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 27 day of July, 1900 by JOHN MAYNARD, Vice President of ROADONE INC., f/k/a, and MILLER INDUSTRIES TOWING SERVICES INC, d/b/a KEY WEST TOWING on behalf of the corporation. He/she is personally known to me or has produced an affidavit as identification.

Rebecca O. Brammer  
Notary Signature  
Rebecca O. Brammer  
Printed Notary Signature



MONROE COUNTY  
OFFICIAL RECORDS











5727

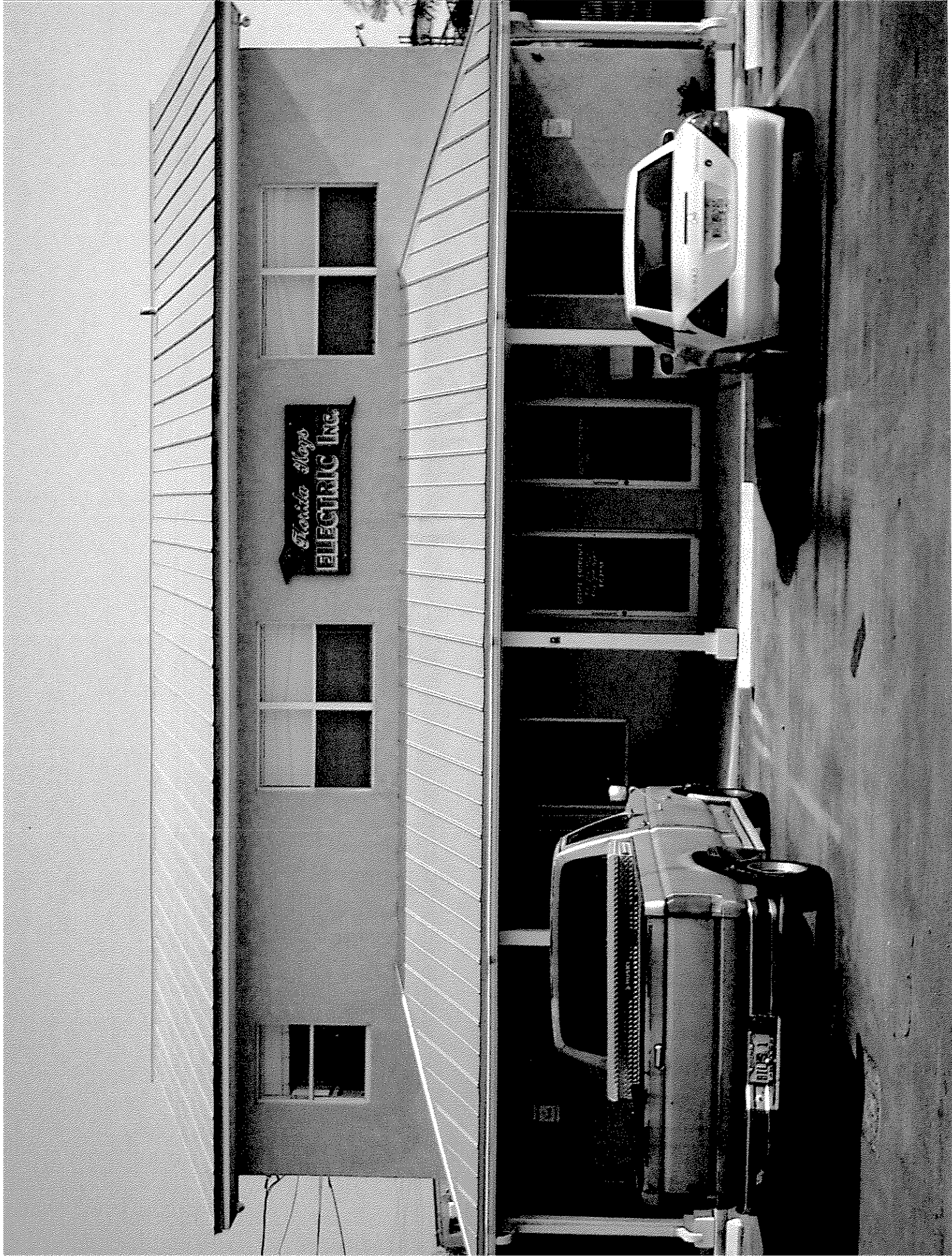
KEY WEST  
BAPTIST TEMPLE  
W. 5TH ST. & 5TH AVE.  
KEY WEST, FL 33440  
TEL: 305/241-1234  
FAX: 305/241-1234  
WWW.KWBT.org

NO PARKING  
EXCEPT BY PERMIT  
A.M. 8:00 - 5:00 P.M.















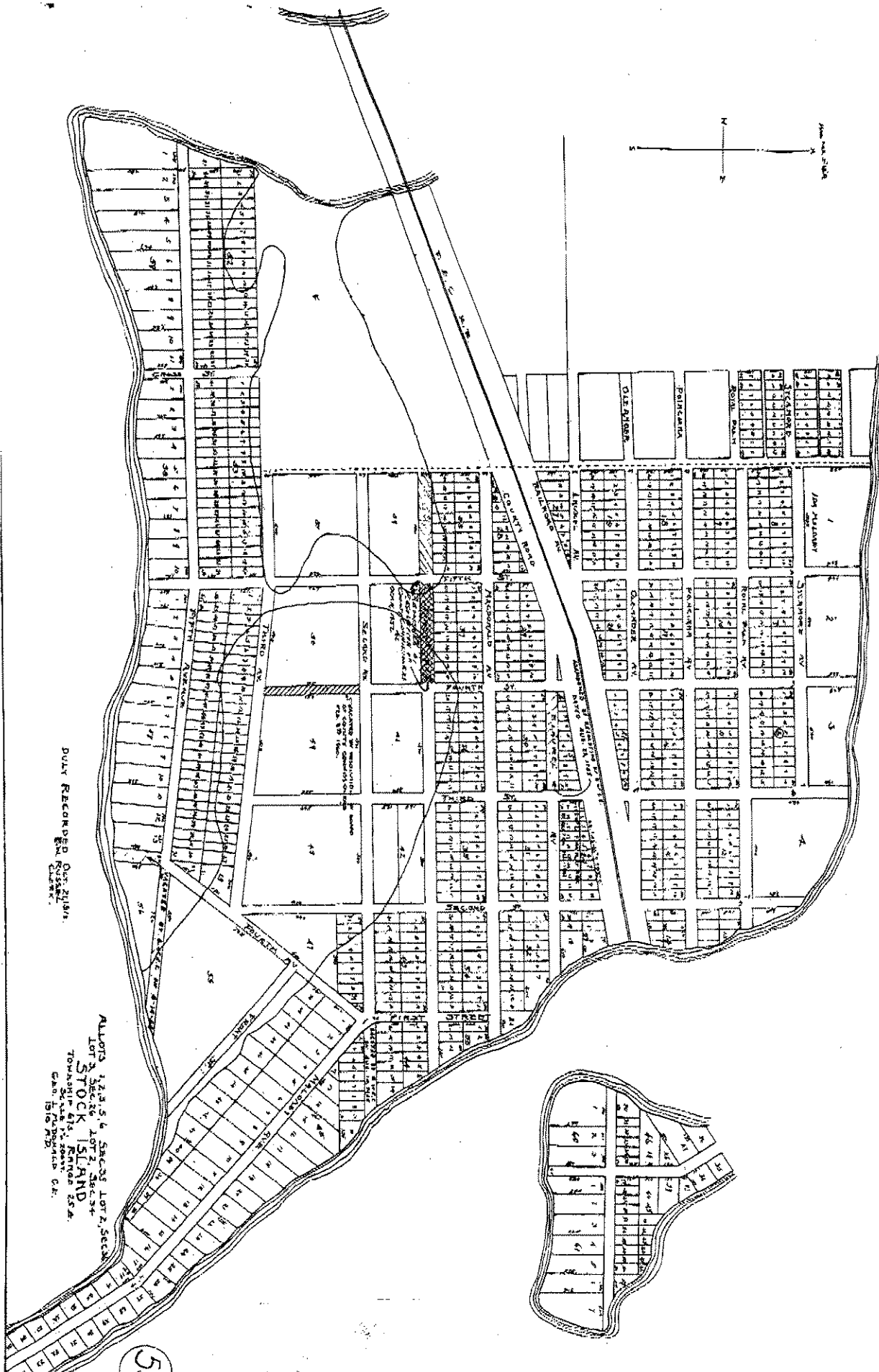














## *Florida Department of Transportation*

JEB BUSH  
GOVERNOR

District 6 Permit Office  
1000 N.W. 111 Avenue, Room 6207  
Miami, Florida 33172-5800  
Telephone (305) 470-5367  
Fax (305) 470-5443

DENVER J. STUTLER, JR.  
SECRETARY

May 22, 2006

John C. Rockwell  
Jerry Coleman, P.L.  
201 Front Street, Ste 203  
Key West, Florida 33040

Dear Mr. John:

SUBJECT: Florida Keys Electric, Inc. – Key West, Florida

The Department has reviewed the information recently submitted for the above referenced project. Please be informed that the portion submitted of your proposed site at the above-mentioned location is not under the Department's permitting jurisdiction.

Please contact the appropriate governing entity for your permitting request. If you have any further questions, please contact me at (305) 470-5367.

Sincerely,

Ali Al-Said, P.E.  
District Permits Engineer

Cc. Kevin Baker  
File





**BOARD OF COUNTY COMMISSIONERS**

Mayor Charles "Sonny" McCoy, District 3  
Mayor Pro Tem Dixie M. Spehar, District 1  
George Neugent, District 2  
David P. Rice, District 4  
Glenn Patton, District 5

OFFICE of  
the FIRE MARSHAL  
490 63<sup>rd</sup> Street  
Marathon, FL 33050  
PHONE: (305) 289-6010  
FAX: (305) 289-6013



Mr. John Rockwell, Esq.  
201 Front Street, Ste. 203  
Key West, FL 33040

May 19, 2006

RE: Letter of Coordination

Dear Mr. Rockwell:

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the Florida Keys Electric, Inc. project to be located at Stock Island.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (2004), The Florida Building Code (2004), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable.
2. All fire rated penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on the fire stop system.
3. Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the Fire Official, and approved by the Florida Keys Aqueduct Authority (FKAA).
4. Fire Department access shall comply with NFPA 1, Ch.18.
5. Two exits from every story shall be provided.
6. A fire alarm shall be required.

It is understood that after conceptual review of the project has been granted, preliminary fire protection plans shall be included with improvements to water supply via fire hydrant and shall be submitted to Fire Marshal's Office prior to final plan review for issuance of a building permit. Monroe County Fire Rescue provides fire suppression service to the proposed project location.

Sincerely,

  
Steven M. Zavalney  
Captain, Fire Prevention/Assistant Fire Marshal

Cc: Arthur "Wally" Romero, Assistant Fire Marshal  
Clarence Feagin, Monroe County Planning  
Aref Joulani, Monroe County Planning Department



Jeb Bush  
Governor

M. Rony François, M.D., M.S.P.H., Ph.D.  
Secretary of Health

May 15, 2006

John C. Rockwell, Esq.  
201 Front Street, Suite 203  
Key West, FL 33040

Subject: **Florida Keys Electric, Inc.**  
**5730 Second Avenue, Stock Island**  
**RE# 00126290-000000**

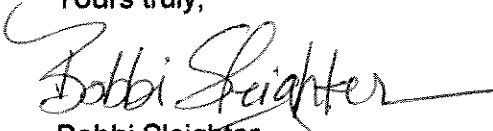
Dear Mr. Rockwell,

This letter will acknowledge receipt of the recent request for comments on the above property. The Monroe County Health Department is the permitting authority for areas of Monroe County not served by central sewage treatment systems for establishments that produce domestic wastewater flows less than or equal to 10,000 gallons per day, and new establishments producing commercial wastewater sewage flows of less than or equal to 5,000 gallons per day. Establishments that exceed these estimated flows are regulated by the Florida Department of Environmental Protection.

A complete Plan Review to determine compliance with the provisions of chapter 64E-6 of the Florida Administrative Code, and Chapter 381 of the Florida statutes is required when a completed application with all required documents is submitted to this department. Any proposed onsite sewage treatment and disposal system must comply with the minimum requirements that are in effect at the time the application is submitted. If central sewage is available to this property, connection must be made.

If you have any questions concerning this matter, please contact this office at any time. Your cooperation with the public health program of Monroe County and the State of Florida is greatly appreciated.

Yours truly,

  
Bobbi Sleighter  
Environmental Administrator

# **ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION**

**Florida Department of Community Affairs**

**EnergyGauge FlaCom v1.22 FORM 400A-2001**

**Whole Building Performance Method for Commercial Buildings**

**Jurisdiction:** MONROE COUNTY, MONROE COUNTY, FL (541000)

**Short Desc:** FKE

**Project:** Florida Keys Electric

**Owner:** Raymond Vazquez

**Address:** Stock Island  
5730 2nd Ave.

**City:** Key West

**State:** Florida

**Zip:** 33040

**PermitNo:** TBA

**Storeys:** 1

**Type:** Office (Business)

**GrossArea:** 600

**Class:** Addition to existing Building

**Net Area:** 600

**Max Tonnage:** 1 (if different, write in) (2.0 MA)

## **Compliance Summary**

<b>Component</b>	<b>Design</b>	<b>Criteria</b>	<b>Result</b>
Gross Energy Use	98.45	100.00	<b>PASSES</b>
Other Envelope Requirements - A			<b>PASSES</b>
LIGHTING CONTROLS			<b>Not Requested</b>
EXTERNAL LIGHTING			<b>Not Requested</b>
HVAC SYSTEM			<b>Not Requested</b>
PLANT			<b>Not Requested</b>
WATER HEATING SYSTEMS			<b>Not Requested</b>
PIPING SYSTEMS			<b>Not Requested</b>
Met all required compliance from Check List?			<b>Yes/No/NA</b>

***IMPORTANT NOTE: An input report Print-Out from EnergyGauge FlaCom of this design building must be submitted along with this Compliance Report.***

**COMPLIANCE CERTIFICATION:**

<p>I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Efficiency Code.</p> <p><b>PREPARED BY:</b> <u>Peter Pike</u></p> <p><b>DATE:</b> _____</p> <p>I hereby certify that this building is in compliance with the Florida Energy Efficiency Code.</p> <p><b>OWNER AGENT:</b> _____</p> <p><b>DATE:</b> <u>04/05/03</u></p>	<p>Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed, this building will be inspected for compliance in accordance with Section 553.908, F.S.</p> <p><b>BUILDING OFFICIAL:</b> _____</p> <p><b>DATE:</b> _____</p>																				
<p>If required by Florida law, I hereby certify (*) that the system design is in compliance with the Florida Energy Code.</p> <table><tr><td><b>ARCHITECT :</b></td><td><u>Peter Pike</u></td><td><b>REGISTRATION No.</b></td><td><u>AR001598</u></td></tr><tr><td><b>ELECTRICAL SYSTEM DESIGNER</b></td><td>_____</td><td></td><td></td></tr><tr><td><b>LIGHTING SYSTEM DESIGNER:</b></td><td>_____</td><td></td><td></td></tr><tr><td><b>MECHANICAL SYSTEM DESIGNER:</b></td><td>_____</td><td></td><td></td></tr><tr><td><b>PLUMBING SYSTEM DESIGNER:</b></td><td>_____</td><td></td><td></td></tr></table>		<b>ARCHITECT :</b>	<u>Peter Pike</u>	<b>REGISTRATION No.</b>	<u>AR001598</u>	<b>ELECTRICAL SYSTEM DESIGNER</b>	_____			<b>LIGHTING SYSTEM DESIGNER:</b>	_____			<b>MECHANICAL SYSTEM DESIGNER:</b>	_____			<b>PLUMBING SYSTEM DESIGNER:</b>	_____		
<b>ARCHITECT :</b>	<u>Peter Pike</u>	<b>REGISTRATION No.</b>	<u>AR001598</u>																		
<b>ELECTRICAL SYSTEM DESIGNER</b>	_____																				
<b>LIGHTING SYSTEM DESIGNER:</b>	_____																				
<b>MECHANICAL SYSTEM DESIGNER:</b>	_____																				
<b>PLUMBING SYSTEM DESIGNER:</b>	_____																				

(\*) Signature is required where Florida Law requires design to be performed by registered design professionals.  
Typed names and registration numbers may be used where all relevant information is contained on signed/sealed plans.

Project: FKE  
 Title: Florida Keys Electric  
 Type: Office (Business)  
 Location: MONROE COUNTY, MONROE COUNTY, FL (541000)  
 (WEA File: Keywest.tmy)

### Whole Building Compliance

	Design	Reference
<b>Total</b>	98.45	100.00
<b>ELECTRICITY</b>	98.45	100.00
<b>AREA LIGHTS</b>	17.23	6.22
<b>MISC EQUIPMT</b>	2.59	2.59
<b>SPACE HEAT</b>	10.49	23.06
<b>VENT FANS</b>	68.13	68.13

Credits & Penalties (if any): Modified Points: = 98.45

**PASSES**

Project: FKE  
 Title: Florida Keys Electric  
 Type: Office (Business)  
 Location: MONROE COUNTY, MONROE COUNTY, FL (541000)  
 (WEA File: Keywest.tmy)

### Other Envelope Requirements

Item	Zone	Description	Design	Limit	Meet Req.
Pr0Zo1Rf1	Pr0Zo1	Exterior Roof - Max Uo Limit	0.05	0.09	Yes

**Meets Other Envelope Requirements**

# SITE DRAINAGE CALCULATIONS

TOTAL LOT AREA	12,500.00 SQ. FT.
IMPERVIOUS COVERAGE	
FOUNDATION AND SLABS	0.00 SQ. FT.
ROOFS	851.00 SQ. FT.
DECKS	XXXXX SQ. FT.
PATIOS	XXXXX SQ. FT.
POOLS	XXXXX SQ. FT.
DRIVEWAYS	XXXXX SQ. FT.
SIDEWALKS	XXXXX SQ. FT.
AC PAD	XXXXX SQ. FT.
TOTAL IMPERVIOUS	851.00 SQ. FT.
SF TOTAL IMPERVIOUS / SF TOTAL LOT	
= % IMPERVIOUS	
851 SF / 12,500.00 SF = 6.8 % IMPERVIOUS COVERAGE	
SWALE VOLUME	
12,500.00 SF TOTAL LOT X .156 X .06	
= 117.00 CU FT SWALE VOL.	
117 CU FT / 5 CU FT/FT. 23.4' X 10' SWALE	

## NOTES:

NOTE: THESE DRAWINGS ARE AS-BUILT DOCUMENTS AND REFLECT CURRENT CONDITIONS AS MEASURED - NOT ALL STRUCTURAL COMPONENTS ARE VISIBLE AND ASSUMPTIONS OF THE CONSTRUCTION WERE MADE. NOT ALL STRUCTURAL COMPONENTS WERE VISIBLE.

## PROJECT INFORMATION

AS-BUILT DRAWINGS FOR:

# FLORIDA KEYS ELECTRIC

5730 SECOND AVENUE, KEY WEST, FL 33040

## CONTRACTOR CONTACT

SITE PLAN IS BASED ON SURVEY BY:

NO SURVEY PROVIDED

## LEGAL DESCRIPTION:

LOT 3A BLK 47 MALONEY SUBDIVISION

## PLANNING NOTES:

ZONED RE NUMBER ALTERNATE KEY # MU 00128290-000000 1160402

# AS - BUILT DRAWINGS:

THIS CONSTRUCTION IN VIOLATION OF STATUTE 9.5-111(a) CASE NUMBER 2008-000000

NR060

## DESIGN NOTES:

THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: A.S.C.E. 7.98 REGULATIONS AND LOADS FROM P.H. WIND LOAD FROM P.H.

APPROVED BY: R. DRAWING SCHEDULE: 11/24/07 DATE 2-15-07

APPROVED BY: R. DRAWING SCHEDULE: 11/24/07 DATE 2-15-07

AS PER MONROE COUNTY CODE 1882

128.00' 6' FENCE 10' X 23.4' SWALE

FLOOD ZONE AE EL. 8/9'

UTILITY LINE

24'-3 1/2"

21'-0"

14'-1 3/4"

41'-5 1/2"

23'-7 3/4"

100.00'

NEW STRUCTURE

COVERED PORCH

SETBACK

SETBACK

SETBACK

NEW STRUCTURE

EXISTING STRUCTURE

CONCRETE SIDEWALK

24'-4 1/2"

32'-8 1/4"

15'-0"

52'-11 1/4"

LOT 4

LOT 5

SECOND AVENUE

N

Scale: 1" = 20 ft

1

A-1

SEAL - ARCHITECT

07/04/05

11/24/07

BOB SWINE

A-1

PROJECT:

FLORIDA KEYS ELECTRIC

5730 2nd AVENUE

KEY WEST, FL 33040

PETER PIKE

2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2826 2827 2828 2829 2830 2831 2832 2833 2834 2835 2836 2837 2838 2839 2840 2841 2842 2843 2844 2845 2846 2847 2848 2849 2850 2851 2852 2853 2854 2855 2856 2857 2858 2859 2860 2861 2862 2863 2864 2865 2866 2867 2868 2869 2870 2871 2872 2873 2874 2875 2876 2877 2878 2879 2880 2881 2882 2883 2884 2885 2886 2887 2888 2889 2890 2891 2892 2893 2894 2895 2896 2897 2898 2899 2900 2901 2902 2903 2904 2905 2906 2907 2908 2909 2910 2911 2912 2913 2914 2915 2916 2917 2918 2919 2920 2921 2922 2923 2924 2925 2926 2927 2928 2929 2930 2931 2932 2933 2934 2935 2936 2937 2938 2939 2940 2941 2942 2943 2944 2945 2946 2947 2948 2949 2950 2951 2952 2953 2954 2955 2956 2957 2958 2959 2960 2961 2962 2963 2964 2965 2966 2967 2968 2969 2970 2971 2972 2973 2974 2975 2976 2977 2978 2979 2980 2981 2982 2983 2984 2985 2986 2987 2988 2989 2990 2991 2992 2993 2994 2995 2996 2997 2998 2999 3000 3001 3002 3003 3004 3005 3006 3007 3008 3009 3010 3011 3012 3013 3014 3015 3016 3017 3018 3019 3020 3021 3022 3023 3024 3025 3026 3027 3028 3029 3030 3031 3032 3033 3034 3035 3036 3037 3038 3039 3040 3041 3042 3043 3044 3045 3046 3047 3048 3049 3050 3051 3052 3053 3054 3055 3056 3057 3058 3059 3060 3061 3062 3063 3064 3065 3066 3067 3068 3069 3070 3071 3072 3073 3074 3075 3076 3077 3078 3079 3080 3081 3082 3083 3084 3085 3086 3087 3088 3089 3090 3091 3092 3093 3094 3095 3096 3097 3098 3099 3100 3101 3102 3103 3104 3105 3106 3107 3108 3109 3110 3111 3112 3113 3114 3115 3116 3117 3118 3119 3120 3121 3122 3123 3124 3125 3126 3127 3128 3129 3130 3131 3132 3133 3134 3135 3136 3137 3138 3139 3140 3141 3142 3143 3144 3145 3146 3147 3148 3149 3150 3151 3152 3153 3154 3155 3156 3157 3158 3159 3160 3161 3162 3163 3164 3165 3166 3167 3168 3169 3170 3171 3172 3173 3174 3175 3176 3177 3178 3179 3180 3181 3182 3183 3184 3185 3186 3187 3188 3189 3190 3191 3192 3193 3194 3195 3196 3197 3198 3199 3200 3201 3202 3203 3204 3205 3206 3207 3208 3209 3210 3211 3212 3213 3214 3215 3216 3217 3218 3219 3220 3221 3222 3223 3224 3225 3226 3227 3228 3229 3230 3231 3232 3233 3234 3235 3236 3237 3238 3239 3240 3241 3242 3243 3244 3245 3246 3247 3248 3249 3250 3251 3252 3253 3254 3255 3256 3257 3258 3259 3260 3261 3262 3263 3264 3265 3266 3267 3268 3269 3270 3271 3272 3273 3274 3275 3276 3277 3278 3279 3280 3281 3282 3283 3284 3285 3286 3287 3288 3289 3290 3291 3292 3293 3294 3295 3296 3297 3298 3299 3300 3301 3302 3303 3304 3305 3306 3307 3308 3309 3310 3311 3312 3313 3314 3315 3316 3317 3318 3319 3320 3321 3322 3323 3324 3325 3326 3327 3328 3329 3330 3331 3332 3333 3334 3335 3336 3337 3338 3339 3340 3341 3342 3343 3344 3345 3346 3347 3348 3349 3350 3351 3352 3353 3354 3355 3356 3357 3358 3359 3360 3361 3362 3363 3364 3365 3366 3367 3368 3369 3370 3371 3372 3373 3374 3375 3376 3377 3378 3379 3380 3381 3382 3383 3384 3385 3386 3387 3388 3389 3390 3391 3392 3393 3394 3395 3396 3397 3398 3399 3400 3401 3402 3403 3404 3405 3406 3407 3408 3409 3410 3411 3412 3413 3414 3415 3416 3417 3418 3419 3420 3421 3422 3423 3424 3425 3426 3427 3428 3429 3430 3431 3432 3433 3434 3435 3436 3437 3438 3439 3440 3441 3442 3443 3444 3445 3446 3447 3448 3449 3450 3451 3452 3453 3454 3455 3456 3457 3458 3459 3460 3461 3462 3463 3464 3465 3466 3467 3468 3469 3470 3471 3472 3473 3474 3475 3476 3477 3478 3479 3480 3481 3482 3483 3484 3485 3486 3487 3488 3489 3490 3491 3492 3493 3494 3495 3496 3497 3498 3499 3500 3501 3502 3503 3504 3505 3506 3507 3508 3509 3510 3511 3512 3513 3514 3515 3516 3517 3518 3519 3520 3521 3522 3523 3524 3525 3526 3527 3528 3529 3530 3531 3532 3533 3534 3535 3536 3537 3538 3539 3540 3541 3542 3543 3544 3545 3546 3547 3548 3549 3550 3551 3552 3553 3554 3555 3556 3557 3558 3559 3560 3561 3562 3563 3564 3565 3566 3567 3568 3569 3570 3571 3572 3573 3574 3575 3576 3577 3578 3579 3580 3581 3582 3583 3584 3585 3586 3587 3588 3589 3590 3591 3592 3593 3594 3595 3596 3597 3598 3599 3600 3601 3602 3603 3604 3605 3606 3607 3608 3609 3610 3611 3612 3613 3614 3615 3616 3617 3618 3619 3620 3621 3622 3623 3624 3625 3626 3627 3628 3629 3630 3631 3632 3633 3634 3635 3636 3637 3638 3639 3640 3641 3642 3643 3644 3645 3646 3647 3648 3649 3650 3651 3652 3653 3654 3655 3656 3657 3658 3659 3660 3661 3662 3663 3664 3665 3666 3667 3668 3669 3670 3671 3672 3673 3674 3675 3676 3677 3678 3679 3680 3681 3682 3683 3684 3685 3686 3687 3688 3689 3690 3691 3692 3693 3694 3695 3696 3697 3698 3699 3700 3701 3702 3703 3704 3705 3706 3707 3708 3709 3710 3711 3712 3713 3714 3715 3716 3717 3718 3719 3720 3721 3722 3723 3724 3725 3726 3727 3728 3729 3730 3731 3732 3733 3734 3735 3736 3737 3738 3739 3740 3741 3742 3743 3744 3745 3746 3747 3748 3749 3750 3751 3752 3753 3754 3755 3756 3757 3758 3759 3760 3761 3762 3763 3764 3765 3766 3767 3768 3769 3770 3771 3772 3773 3774 3775 3776 3777 3778 3779 3780 3781 3782 3783 3784 3785 3786 3787 3788 3789 3790 3791 3792 3793 3794 3795 3796 3797 3798 3799 3800 3801 3802 3803 3804 3805 3806 3807 3808 3809

# ROOM FINISH SCHEDULE

NO.	ROOM	FLOOR	CEILING	N	E	S	W
101	LIVING ROOM	WOOD STRIP	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD
102	DINING	WOOD STRIP	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD
103	KITCHEN	WOOD STRIP	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD
104	BEDROOM	WOOD STRIP	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD
105	BATH	WOOD STRIP	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD
106	HALF BATH	WOOD STRIP	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD	GYF. WALL BOARD
107	REAR PORCH	N.A.	T&G	N.A.	N.A.	N.A.	N.A.

# WINDOW SCHEDULE

NO.	SIZE (WxH)	TYPE	MANUF. MODEL #	HEAD @	REMARKS
1	3'-0" x 4'-0"	DOUBLE HUNG	WINNIE ON EQ. CUSH 225	6"-10"	EGRESS WINDOW
2	2'-4" x 4'-0"	DOUBLE HUNG	WINNIE ON EQ. CUSH 225	6"-10"	
3	2'-4" x 4'-0"	DOUBLE HUNG	WINNIE ON EQ. CUSH 225	6"-10"	

# WINDOW NOTES

# DOOR SCHEDULE

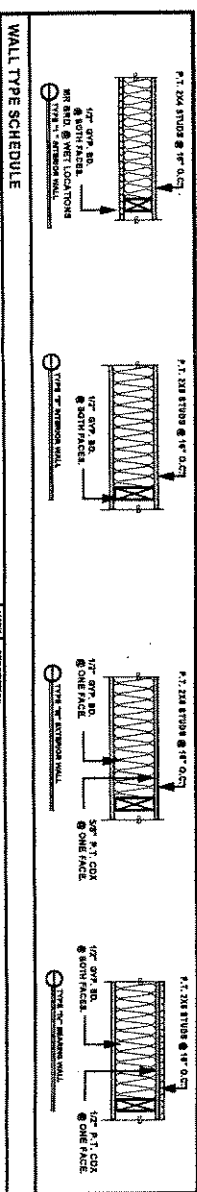
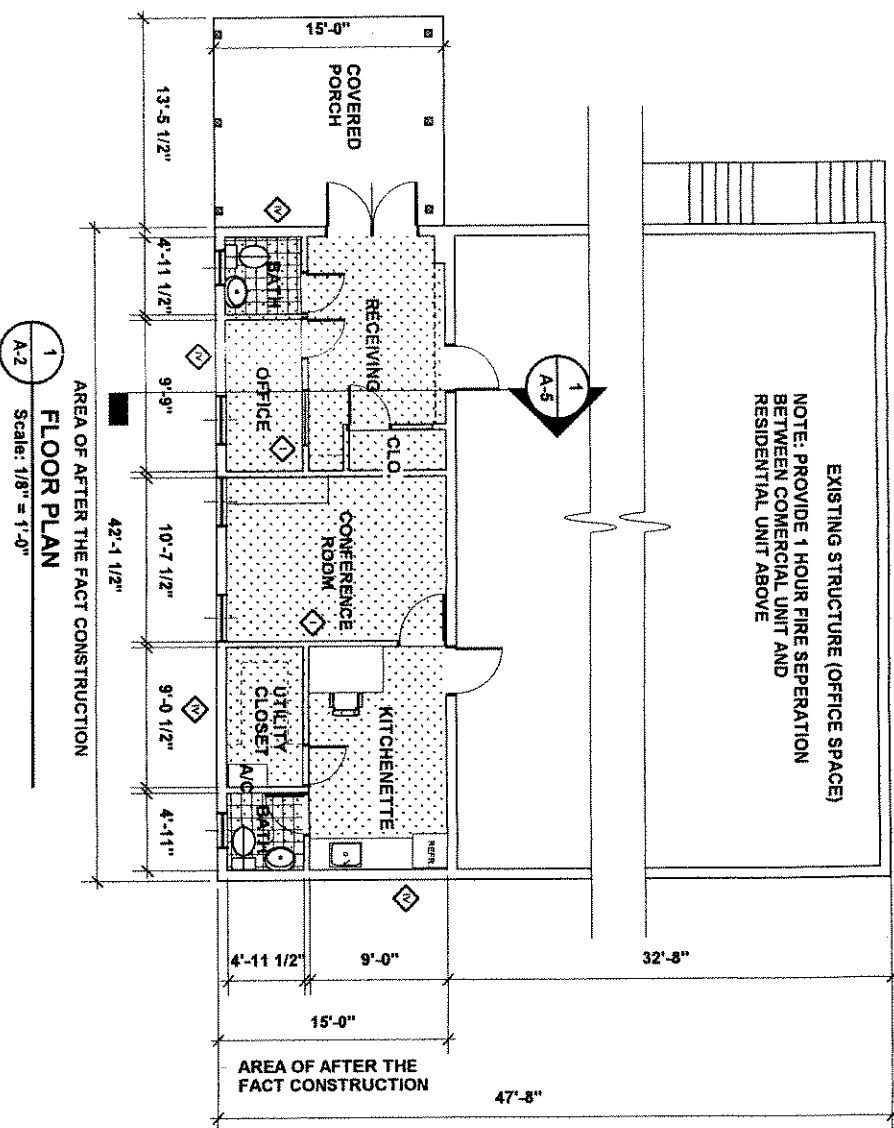
(NOTE USE 1 X 8 BASEBOARD) ROUTED TOP

NO.	SIZE	TYPE	FRAME	THIN	TRANSOM	MANUF. MODEL #	REMARKS
1	12'-0" x 6'-0" (4X)	SLIDER	FACTORY	6X 1 X 4 SQUARE	NO	MANNING ON EQUAL	
2	30" X 6'-0" X 1 3/8	FACTORY	EXT.	6X 1 X 4 SQUARE	NO	OWNER CHOICE	
3	30" X 6'-0" X 1 3/8	FACTORY	INT.	1 X 4 SQUARE	NO	OWNER CHOICE	
4	30" X 6'-0" X 1 3/8	FACTORY	POCKET	1 X 4 SQUARE	NO	OWNER CHOICE	
5	30" X 6'-0" X 1 3/8	FACTORY	POCKET	1 X 4 SQUARE	NO	OWNER CHOICE	
6	30" X 6'-0" X 1 3/8	FACTORY	POCKET	1 X 4 SQUARE	NO	OWNER CHOICE	
7	30" X 6'-0" X 1 3/8	FACTORY	POCKET	1 X 4 SQUARE	NO	OWNER CHOICE	
8	30" X 6'-0" X 1 3/8	FACTORY	POCKET	1 X 4 SQUARE	NO	OWNER CHOICE	
9	30" X 6'-0" X 1 3/8	FACTORY	POCKET	1 X 4 SQUARE	NO	OWNER CHOICE	
10	30" X 6'-0" X 1 3/8	FACTORY	POCKET	1 X 4 SQUARE	NO	OWNER CHOICE	

# HARDWARE SCHEDULE

NO.	DESCRIPTION	QTY	REMARKS
1	1" X 4" X 8" STUDES @ 16" O.C.		
2	1" X 4" X 8" STUDES @ 16" O.C.		
3	1" X 4" X 8" STUDES @ 16" O.C.		
4	1" X 4" X 8" STUDES @ 16" O.C.		
5	1" X 4" X 8" STUDES @ 16" O.C.		
6	1" X 4" X 8" STUDES @ 16" O.C.		
7	1" X 4" X 8" STUDES @ 16" O.C.		
8	1" X 4" X 8" STUDES @ 16" O.C.		
9	1" X 4" X 8" STUDES @ 16" O.C.		
10	1" X 4" X 8" STUDES @ 16" O.C.		

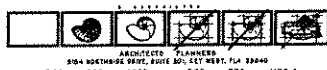
EXISTING STRUCTURE (OFFICE SPACE)  
NOTE: PROVIDE 1 HOUR FIRE SEPERATION  
BETWEEN COMERCIAL UNIT AND  
RESIDENTIAL UNIT ABOVE



DRAWING TITLE:  
FLOOR PLAN  
SCHEDULES

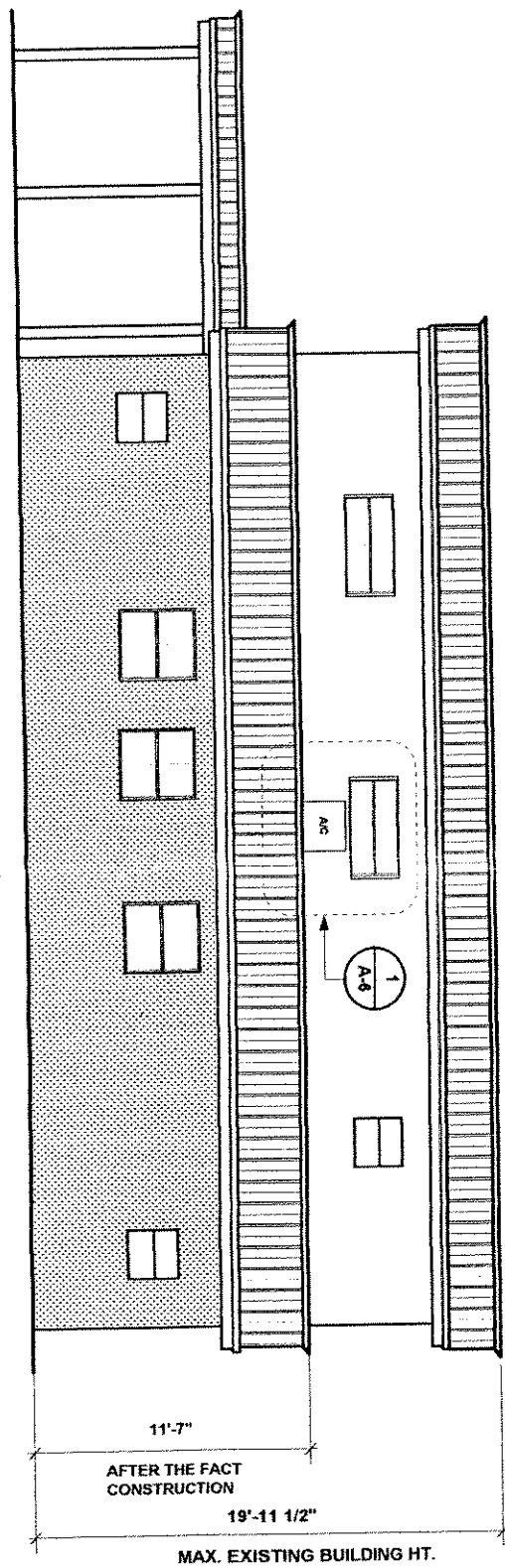
PROJECT:  
FLORIDA KEYS ELECTRIC  
5730 2nd AVENUE  
KEY WEST, FL 33040

PETER PIKE

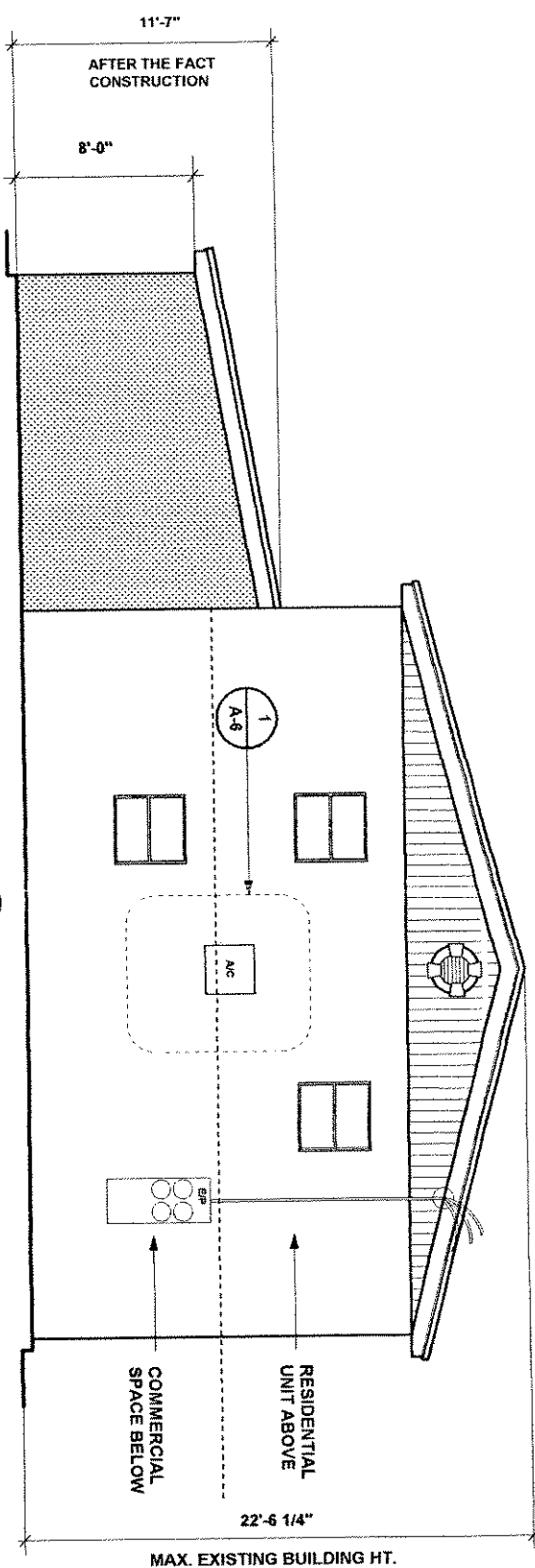


A-2

2 WEST ELEVATION  
A-3 3/16" = 1' 0"



1 SOUTH ELEVATION  
A-3 3/16" = 1' 0"

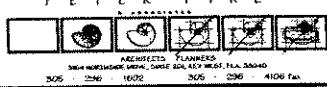


A-3

DRAWING TITLE:  
ELEVATIONS

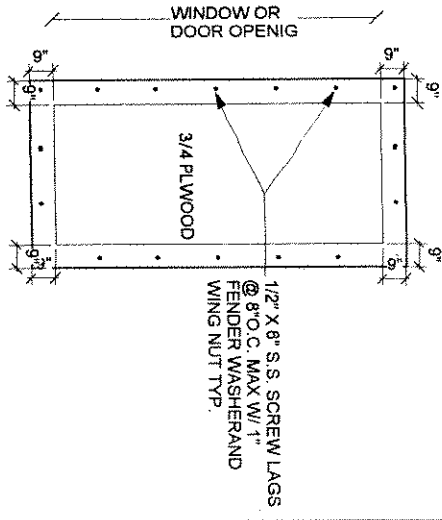
PROJECT:  
FLORIDA KEYS ELECTRIC  
5730 2nd AVENUE  
KEY WEST, FL 33040

PETER PIKE







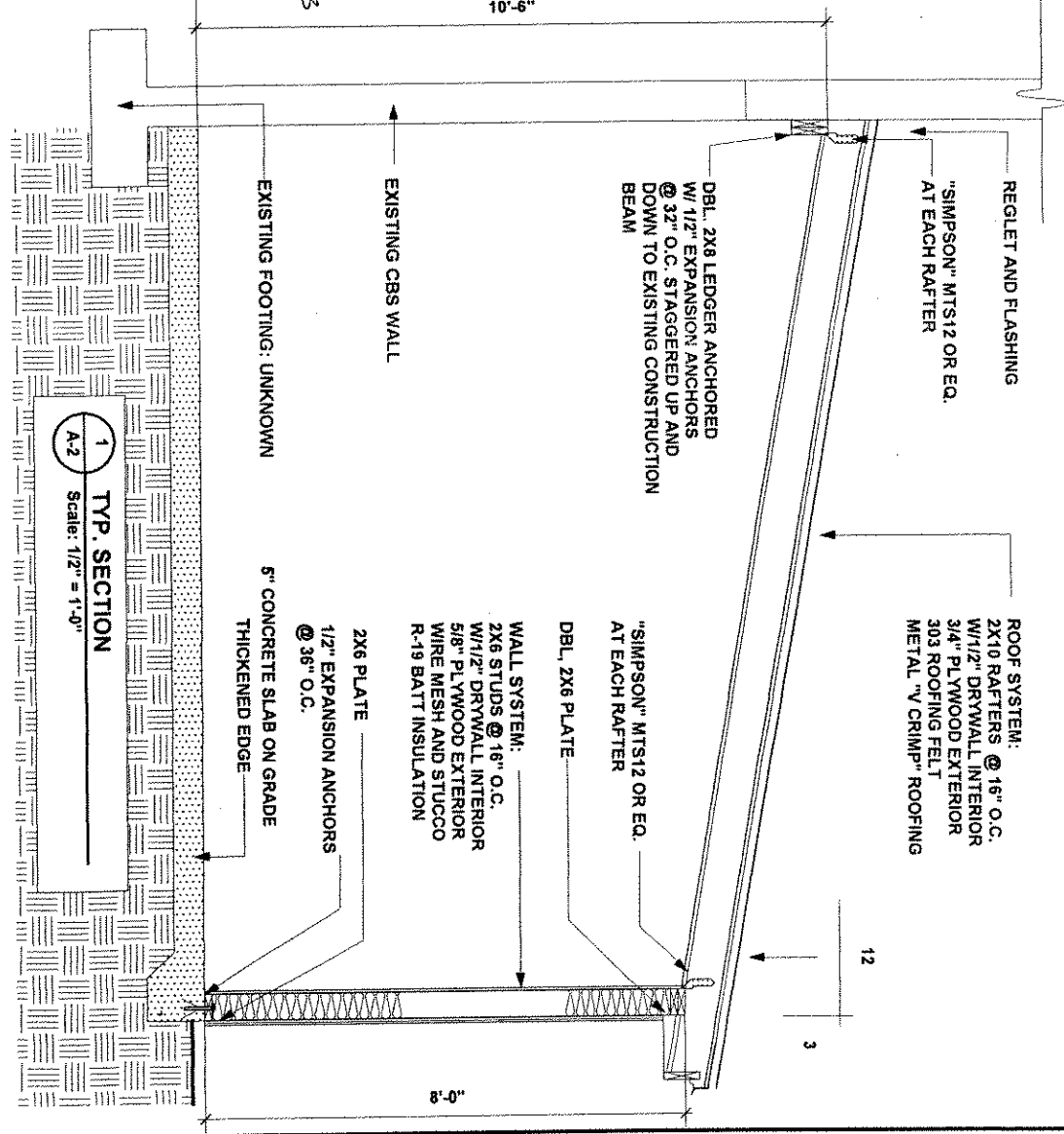


HURRICANE SHUTTER DETAIL N.T.S.

FLOOD ZONE DESIGNATION AE  
 BASE FLOOD ELEVATION 8'  
 PANEL NO. 1728H  
 BY PEE DATE 2-14-03

NOTE: THESE DRAWINGS ARE AS-BUILT DOCUMENTS AND REFLECT CURRENT CONDITIONS AS MEASURED - NOT ALL STRUCTURAL COMPONENTS ARE VISIBLE AND CERTAIN ASSUMPTIONS OF THE CONSTRUCTION WERE MADE. NOT ALL STRUCTURAL COMPONENTS WERE VISIBLE.

EXISTING CONSTRUCTION PRIOR TO VIOLATION



1 TYP. SECTION  
 A-2 Scale: 1/2" = 1'-0"

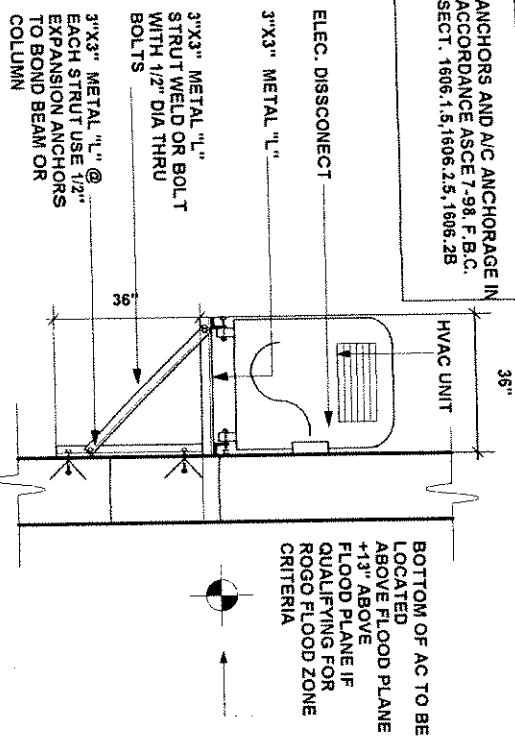
DRAWING TITLE:  
 TYPICAL SECTION

PROJECT:  
 FLORIDA KEYS ELECTRIC  
 5730 2nd AVENUE  
 KEY WEST, FL 33040

PETER PIKE  
 ARCHITECTS PLANNERS  
 3104 NORTHBROOK DRIVE, SUITE 200, KEY WEST, FLA 33040  
 305 - 296 1602 305 - 296 4100 Fax

A-5

ANCHORS AND A/C ANCHORAGE IN  
ACCORDANCE ASCE 7-98, F.B.C.  
SECT. 1606.1.5, 1606.2.5, 1606.2B



1 A/C STAND DETAIL  
Scale: 1/2" = 1'-0"

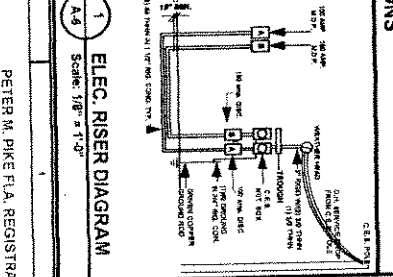
AC UNIT #1  
2008 BTUHR CAPACITY W/ 2KW HEAT STRIP  
SEER 12  
AC UNIT #2  
2008 BTUHR CAPACITY W/ 2KW HEAT STRIP  
SEER 12 ✓

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	RECEIVING	2	OFFICE
3	CONFERENCE ROOM	4	KITCHENETTE
5	UTILITY CLOSET	6	BATH
7	COVERED PORCH	8	EXIT
9	RECEIVING	10	OFFICE
11	CONFERENCE ROOM	12	KITCHENETTE
13	UTILITY CLOSET	14	BATH
15	COVERED PORCH	16	EXIT

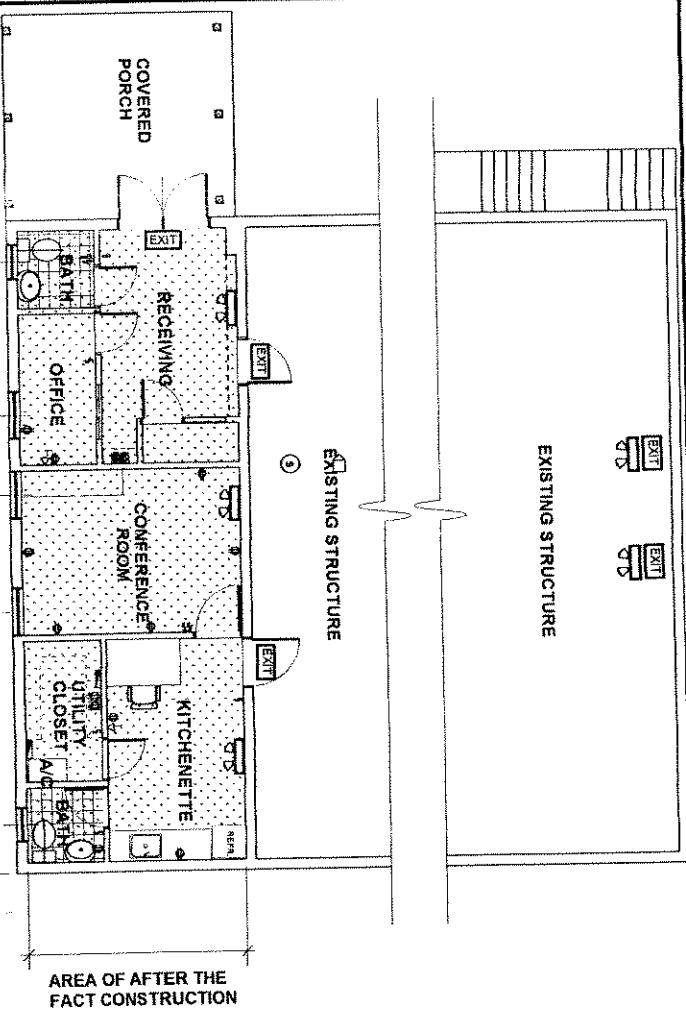
ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
1	RECEIVING
2	OFFICE
3	CONFERENCE ROOM
4	KITCHENETTE
5	UTILITY CLOSET
6	BATH
7	COVERED PORCH
8	EXIT
9	RECEIVING
10	OFFICE
11	CONFERENCE ROOM
12	KITCHENETTE
13	UTILITY CLOSET
14	BATH
15	COVERED PORCH
16	EXIT

ELECTRICAL LOAD CALCULATIONS	
RECEIVING	1000 WATTS
OFFICE	1000 WATTS
CONFERENCE ROOM	1000 WATTS
KITCHENETTE	1000 WATTS
UTILITY CLOSET	1000 WATTS
BATH	1000 WATTS
COVERED PORCH	1000 WATTS
EXIT	1000 WATTS
TOTAL	7000 WATTS
MIN. REQUIRED SERVICE	2000 WATTS / 240V = 8.3 AMP
USE 100 AMP PANEL	

ELECTRICAL LOAD CALCULATIONS	
RECEIVING	1000 WATTS
OFFICE	1000 WATTS
CONFERENCE ROOM	1000 WATTS
KITCHENETTE	1000 WATTS
UTILITY CLOSET	1000 WATTS
BATH	1000 WATTS
COVERED PORCH	1000 WATTS
EXIT	1000 WATTS
TOTAL	7000 WATTS
MIN. REQUIRED SERVICE	2000 WATTS / 240V = 8.3 AMP
USE 100 AMP PANEL	



1 FLOOR PLAN  
Scale: 1/8" = 1'-0"



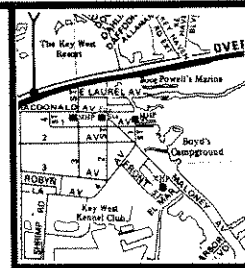
**PETER PIKE**  
REGISTERED PLANNER  
SICCA NORTHSHORE DRIVE, SUITE 200, KEY WEST, FLA. 33040  
305-226-1602 305-226-1604

**PROJECT:**  
FLORIDA KEYS ELECTRIC  
5730 2nd AVENUE  
KEY WEST, FL 33040

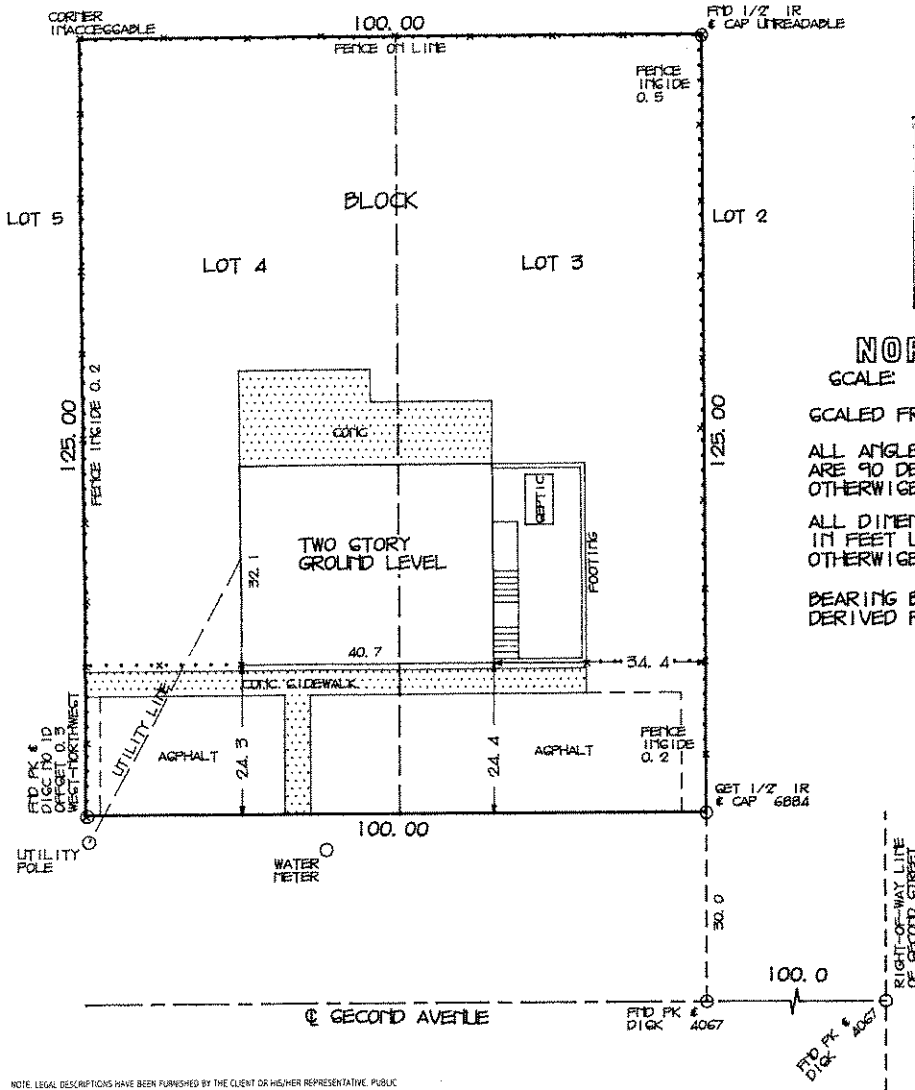
**DRAWING TITLE:**  
TYPICAL SECTION

# MAP OF BOUNDARY SURVEY LOTS 3 & 4, BLOCK 47 MCDONALD G PLAT OF STOCK ISLAND

ADDRESS:  
5730 SECOND AVENUE  
STOCK ISLAND, FL  
33040



LOCATION MAP  
N.T.S.



**NORTH**  
SCALE: 1" = 20'  
SCALED FROM PLAT  
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED  
ALL DIMENSIONS ARE  
IN FEET UNLESS  
OTHERWISE INDICATED  
BEARING DATA:  
DERIVED FROM PLAT

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADDITIONAL PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR MATES.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

## CERTIFIED TO:

FLORIDA KEYS ELECTRIC, INC.  
MARINE BANK OF THE FLORIDA KEYS, ITS SUCCESSORS  
AND/OR ASSIGNS  
INDEPENDENT ABSTRACT & TITLE COMPANY  
FIDELITY TITLE INSURANCE COMPANY

## LEGAL DESCRIPTION

Lots 3 and 4, Block 47 of MCDONALDS PLAT of Stock Island according to the Plat thereof, as recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida.

SCALE 1" = 20'	A = CENTRAL ANGLE ASPH = ASPHALT CALC = CALCULATED CL = CENTER LINE CONC = CONCRETE MONUMENT CONC = CONCRETE	CVRD = COVERED DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCHR = ENCROACHMENT END = FOUND	FF = FINISHED FLOOR IP = IRON PIPE IR = IRON ROD L = ARC LENGTH MEAS = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	OS = OFFSET PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARKER KALON NAIL PL = PROPERTY LINE	POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS	RES = RESIDENCE TYP = TYPICAL UEASE = UTILITY EASEMENT
-------------------	---	---	--	--	--	--

DATE FIELD  
7/19/00

DRAWN BY  
Jm

CHECKED BY  
RR

REFERENCE NO.  
0071406

## BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 41G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA STATUTES, FORM 9, SUBPARAGRAPH 1(B)(1) (SETBACKS), 1(B)(3) (ENCROACHMENTS), & 1(B)(4) (ENCROACHMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED  
ROBERT E. REECE, FSM #5632  
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE  
SIGNATURE AND THE RAISED  
SEAL OF A FLORIDA  
SURVEYOR AND MAPPER

**ROBERT E. REECE, P.A.**  
PROFESSIONAL SURVEYOR  
AND MAPPER  
30677 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33043

# Monroe County Property Appraiser - Radius Report

AK: 1159743	Parcel ID: 00125450-001100	Physical Location: 5680 FIRST AVE STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PT SQR 42 OR555-49	4 OR647-732/749 OR751-1008 PROB,
Owners Name:	CONDELLA STEVE J	
Address::	16 WEST CYPRESS TERRACE	KEY WEST, FL 33040
AK: 1159646	Parcel ID: 00125450-000200	Physical Location: 6310 SECOND ST STOCK ISLAND KEY
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PART SQR 42 OR460-	644/645 OR647-54-Q/C OR798-2362 (
Owners Name:	JG RENTALS LLC	
Address::	212 KEY HAVEN ROAD	KEY WEST, FL 33040
AK: 1159760	Parcel ID: 00125470-000000	Physical Location: 5727 SECOND AVE STOCK ISLAND KEY
Legal Description:	BK 43 LT 1&2 STOCK ISLAND MALONEY SUB PB1-55 OR231	-210 OR801-1387D/C RE:125460-0000
Owners Name:	KEY WEST BAPTIST TEMPLE INC	
Address::	P O BOX 2298	KEY WEST, FL 33045
AK: 1159808	Parcel ID: 00125520-000000	Physical Location: 6301 MALONEY AVE STOCK ISLAND KEY
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 PT LOT	S 6 7 & 8 & ALL 9-10 & PT 11 12 & 13
Owners Name:	HENNUM CHRISTINE W	
Address::	4044 LOCH MEADE DRIVE	LAKELAND, TN 38002
AK: 1159778	Parcel ID: 00125480-000000	Physical Location: 5704 MALONEY AVE STOCK ISLAND KEY
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 STOCK	ISLAND LOTS 3 4 & PT LOT 5 SQR 4:
Owners Name:	KEY WEST BAPTIST TEMPLE INC	
Address::	PO BOX 2298	KEY WEST, FL 33045
AK: 1159891	Parcel ID: 00125610-000000	Physical Location: 5790 MALONEY AVE STOCK ISLAND KEY
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 STOCK ISLAND PT LO	T 6 PT LOT 14 & PT LOT 15 & ALL LC
Owners Name:	KEY WEST BAPTIST TEMPLE INC	
Address::	5790 MALONEY AVE - STOCK ISLAND	KEY WEST, FL 33040
AK: 1159654	Parcel ID: 00125450-000300	Physical Location: 5625 SECOND AVE STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PART SQR 42 OR462-	995/996 OR1167-1493/94(JMH) RE 12
Owners Name:	GIL ANTONIO SR & CATHERINE L/E (GIL ANTONIO JR & GIL EMIGDIO A)	
Address::	1511 18TH ST (REAR)	KEY WEST, FL 33040
AK: 1159689	Parcel ID: 00125450-000500	Physical Location: 6336 SECOND ST STOCK ISLAND KEY
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PART SQR 42 OR501-	145 OR746-13 OR1379-1843/45C(JMH)
Owners Name:	SIMONS BRUCE & JUDITH K	
Address::	23 SAPPHIRE DR	KEY WEST, FL 33040
AK: 1159883	Parcel ID: 00125600-000000	Physical Location: 5790 MALONEY AVE STOCK ISLAND KEY
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 PT LOT 12 & PT LOT	13 & PT LOTS 14 & 15 BLK 43 OR48:
Owners Name:	CALABRO DANIEL J	
Address::	PO BOX 3017	SHELTER ISLAND HGTS, NY 11965-3017
AK: 1160466	Parcel ID: 00126270-000000	Physical Location: 6415 SECOND ST STOCK ISLAND KEY
Legal Description:	BK 47 LT 1 STOCK ISLAND MALONEY SUB SUBDIVISION PB	1-55 Z-20 OR703-604 OR758-1655-16
Owners Name:	SIMONS STEPHEN MARK	
Address::	23 SAPPHIRE DR	KEY WEST, FL 33040
AK: 1160474	Parcel ID: 00126280-000000	Physical Location: STOCK ISLAND KEY
Legal Description:	BK 47 LT 2 STOCK ISLAND MALONEY SUB SUBDIVISION PB	1-55 Z-20 OR703-604 OR758-1655-16
Owners Name:	SIMONS STEPHEN MARK	
Address::	23 SAPPHIRE DR	KEY WEST, FL 33040
AK: 1160512	Parcel ID: 00126320-000000	Physical Location: 5750 SECOND AVE STOCK ISLAND KEY
Legal Description:	STOCK ISLAND MALONEY SUB PB1-55 LOTS 5 & 6 BLK 47	Z-20 OR703-604 OR758-1655/1656 O:
Owners Name:	BRINGLE STEVEN A & JUDY M	
Address::	19 ARARYLLIS DRIVE	KEY WEST, FL 33040
AK: 1160482	Parcel ID: 00126290-000000	Physical Location: 5730 SECOND AVE STOCK ISLAND KEY
Legal Description:	STOCK ISLAND MALONEY SUBDIVISION PB1-55 STOCK ISLA	ND LOTS 3 & 4 BLK 47 Z-20 OR703-6
Owners Name:	FLORIDA KEYS ELECTRIC INC	
Address::	5730 2ND AVE #1	KEY WEST, FL 33040

ADJOINING

- ADJOINING

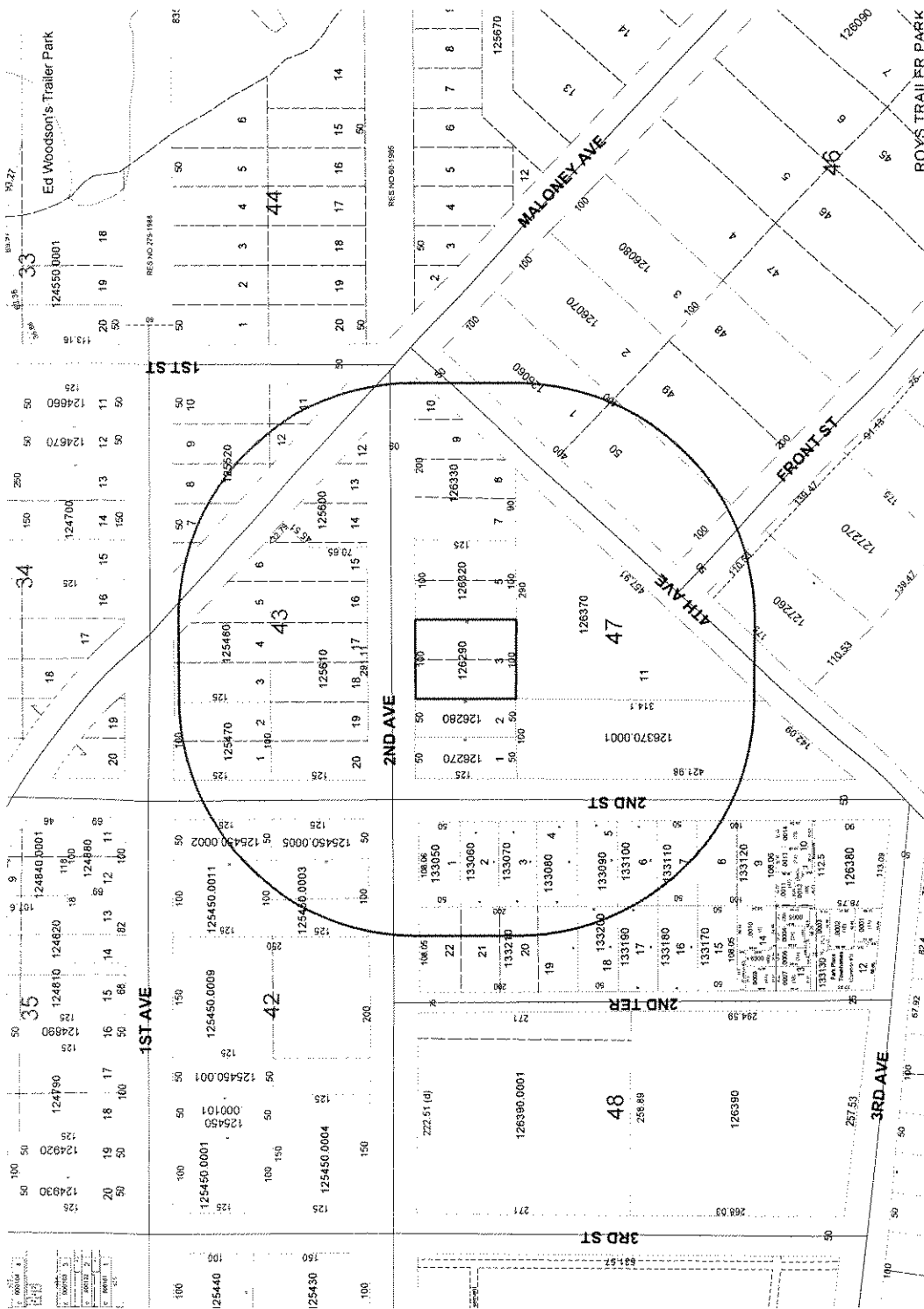


AK: 1160296	Parcel ID: 00126060-000000	Physical Location: 4TH AVE & 6440 MALONEY AVE	STOCK ISLAND KEY
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PT1-55 LOTS 1		& 50 SQR 46 OR641-265	
Owners Name: PEDRO MARTINIANO LIZ C/O LOURDES M LIZ			
Address:: 5730 4TH AVENUE APT #3		KEY WEST, FL 33040	
AK: 1160300	Parcel ID: 00126070-000000	Physical Location: 6412 MALONEY AVE	STOCK ISLAND KEY
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 2,48&49 SQR 4		6 OR535-836	
Owners Name: HARDEN HUNTER N & SANDRA Y			
Address:: 1065 BOCA CHICA ROAD		KEY WEST, FL 33040	
AK: 8559585	Parcel ID: 00126370-000100	Physical Location: 6475 SECOND ST	SOUTH STOCK ISLAND
Legal Description: 35 67 25 STOCK ISLAND MALONEY SUBDIVISION PB1-55 P		T LOT 11 BLK 47 .84 AC OR787-1994	
Owners Name: PARKER DEREK & OROPEZA SCOTT G & ELIZABETH C & FELDMAN ROBERT T & KOENIG TIMOTHY J T/C			
Address:: 815 PEACOCK PLAZA		KEY WEST, FL 33040	
AK: 1161471	Parcel ID: 00127260-000000	Physical Location: 5730 FOURTH AVE	STOCK ISLAND KEY
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 PT SQ		R 55 OR193-264/265 OR538-900D/C (	
Owners Name: LIZ PEDRO M & MIRTA C/O LOURDES M LIZ			
Address:: 5730 4TH AVENUE APT #3		KEY WEST, FL 33040	
AK: 1160563	Parcel ID: 00126370-000000	Physical Location: FOURTH AVE	STOCK ISLAND KEY
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 PT LOT		11 BLK 47 Z-20 OR703-604 OR1747-1	
Owners Name: HARDEN MARC A & HARDEN MICHAEL C T/C			
Address:: 2316 PATTERSON AVE		KEY WEST, FL 33040	
AK: 1160521	Parcel ID: 00126330-000000	Physical Location: 5790 2ND AVE	SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 7		-8-9 & 10 SQR 47 Z-20 OR703-604 OF	
Owners Name: SPENCER RICHARD			
Address:: 701 PALM AVE		KEY WEST, FL 33040	
AK: 1167509	Parcel ID: 00133050-000000	Physical Location: 6400 SECOND TER	STOCK ISLAND KEY
Legal Description: BK LT 1 A RESUB OF A PART OF BL48 PB3-86 STOCK ISL		AND OR205-209/212 OR1157-319 OR	
Owners Name: GIL EMIGDIO A			
Address:: 6400 2ND ST		KEY WEST, FL 33040	
AK: 1167517	Parcel ID: 00133060-000000	Physical Location: 6410 SECOND ST	STOCK ISLAND KEY
Legal Description: BK LT 2 A RESUB OF A PART OF BL48 PB3-86 STOCK ISL		AND OR197-118/119 OR534-990D/C (	
Owners Name: BRINGLE STEVEN A & BURCHETT ROBERT G T/C			
Address:: 19 AMARYLLIS DR		KEY WEST, FL 33040	
AK: 1167525	Parcel ID: 00133070-000000	Physical Location: 6410 SECOND ST	STOCK ISLAND KEY
Legal Description: BK LT 3 A RESUB OF A PART OF BL48 PB3-86 STOCK ISL		AND OR197-118/119 OR534-990D/C (	
Owners Name: BRINGLE STEVEN A & BURCHETT ROBERT G T/C			
Address:: 19 AMARYLLIS DR		KEY WEST, FL 33040	
AK: 1167533	Parcel ID: 00133080-000000	Physical Location: 6414 SECOND ST	STOCK ISLAND KEY
Legal Description: LOT 4 A RESUB OF A PART OF BL48 STOCK ISLAND PB3-8		6 OR197-118/119 OR534-990D/C OR7	
Owners Name: DISGDIERTT DIANE			
Address:: 6414 SECOND ST		KEY WEST, FL 33040	
AK: 1167665	Parcel ID: 00133210-000000	Physical Location: STOCK ISLAND KEY	
Legal Description: A RESUB OF A PART OF BLK 48 PB3-86 STOCK ISLAND LO		TS 19 THRU 22 OR370-668/669 OR80	
Owners Name: HENSON STEVE R & DEBORAH A			
Address:: 5551 2ND AVENUE - STOCK ISLAND		KEY WEST, FL 33040	
AK: 1167541	Parcel ID: 00133090-000000	Physical Location: 6418 SECOND ST	STOCK ISLAND KEY
Legal Description: BK LT 5 A RESUB OF A PART OF BL48 STOCK ISLAND PB3		-86 OR252-354/56 OR755-1743 OR75	
Owners Name: DEVRIES ELIZABETH R			
Address:: PO BOX 2481		KEY WEST, FL 33040	
AK: 1167657	Parcel ID: 00133200-000000	Physical Location: 6411 SECOND TER	STOCK ISLAND KEY
Legal Description: BK LT 18 A RESUB OF A PART OF BL48 STOCK ISLAND PB		3-86OR405-580/581 OR534-990D/C C	
Owners Name: ARNOLD'S AUTO AND MARINE REPAIR INC			
Address:: 23 FLIPPER ROAD		KEY WEST, FL 33040	
AK: 1167649	Parcel ID: 00133190-000000	Physical Location: 102 SECOND TER	STOCK ISLAND KEY
Legal Description: BK LT 17 A RESUB OF A PART OF BLK 48 STOCK ISLAND		PB3-86 OR436-250/251 OR683-494 O	
Owners Name: ARNOLD'S AUTO AND MARINE REPAIR INC			
Address:: 23 FLIPPER ROAD		KEY WEST, FL 33040	

ADJOINING

ADJOINING

AK:	1167550	Parcel ID:	00133100-000000	Physical Location:	STOCK ISLAND KEY
Legal Description:	BK LT 6 A RESUB OF A PART OF BL48 PB3-86 STOCK ISL				AND OR380-1010/1011
Owners Name:	KEEVAN CLARENCE J & JACQUELINE G				
Address::	PO BOX 5913				KEY WEST, FL 33045-5913
<hr/>					
AK:	1167568	Parcel ID:	00133110-000000	Physical Location:	STOCK ISLAND KEY
Legal Description:	BK LT 7 A RESUB OF A PART OF BL48 PB3-86 STOCK ISL				AND OR380-1010/1011
Owners Name:	KEEVAN CLARENCE J & JACQUELINE G				
Address::	PO BOX 5913				KEY WEST, FL 33045-5913
<hr/>					
AK:	1167576	Parcel ID:	00133120-000000	Physical Location:	6436 SECOND ST STOCK ISLAND KEY
Legal Description:	BK A RESUB OF A PART OF BL48 PB3-86 STOCK ISLAND L				OTS 8 & 9 OR380-1010/1011
Owners Name:	KEEVAN CLARENCE J & JACQUELINE G				
Address::	PO BOX 5913				KEY WEST, FL 33045-5913
<hr/>					



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Steven Bringle and Robert Burchett  
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Steve and Deborah Henson  
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Scott Oropeza  
Robert and Elizabeth Feldman  
Timothy Koenig  
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Mr. Mark Stephen Simons  
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JG Rentals LLC  
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